

LET PROPERTY PACK

INVESTMENT INFORMATION

Holland House Road,
Preston, PR5 4HY

212872410

 www.letproperty.co.uk





Property Description

Our latest listing is in Holland House Road, Preston, PR5 4HY

Get instant cash flow of **£625** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£718** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: £90 pm

Lease Length: 975 years

Current Rent: £625

Market Rent: £718

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 718



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£625	£718
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£90.00	
Letting Fees	£62.50	£71.80
Total Monthly Costs	£542.50	£551.80
Monthly Net Income	£82.50	£166.20
Annual Net Income	£990.00	£1,994.40
Net Return	2.68%	5.39%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£558.40**
Adjusted To

Net Return **1.51%**

If Interest Rates increased by 2% (from 5% to %)



Annual Net Income **£1,274.40**
Adjusted To

Net Return **3.44%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £130,000.

 <p>£130,000</p>	<p>2 bedroom flat for sale</p> <p>Allerton Road, Walton-le-Dale, Preston, PR5</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 10 Dec 2024 to 7 Jan 2025 (27 days) by Bridgfords, Bamber Bridge</p> <p>Large first floor apartment entrance and utility Open plan kitchen, lounge, dining Master B...</p> <p>+ Add to report</p>
 <p>£125,000</p>	<p>2 bedroom apartment for sale</p> <p>Dean Court, Preston</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 15 Apr 2025 by Ben Rose, Bamber Bridge</p> <p>Two Bedroom Ground Floor Apartment First Time Buyers Close To Amenities Excellent Travel L...</p> <p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom flat

+ Add to report

Brampton Drive, Preston, PR5

NO LONGER ADVERTISED

Marketed from 12 Dec 2023 to 22 Jan 2024 (41 days) by Kingswood, Fulwood

Apartment | Un Furnished | Prime Location | Fantastic Location | Close to Town Centre | Shops a...



£725 pcm

2 bedroom apartment

+ Add to report

Halliwell Heights, Walton-le-Dale, Preston, PR5

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jul 2024 to 2 Sep 2024 (40 days) by Reeds Rains, Bamber Bridge

Two Bedroom Apartment | Ground Floor | EPC Grade C | Council Tax Band C | Parking | Excellent Loc...

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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