

LET PROPERTY PACK

INVESTMENT INFORMATION

Tye Road, Ipswich IP3 0FJ

213584796

 www.letproperty.co.uk





Property Description

Our latest listing is in Tye Road, Ipswich IP3 0FJ

Get instant cash flow of **£850** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£875** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Tye Road, Ipswich IP3 0FJ

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Property Key Features

2 Bedrooms

2 Bathrooms

Expansive Lounge and Kitchen

Good Condition

Factor Fees: £150 pm

Ground Rent: £62.5 pm

Lease Length: 106 years

Current Rent: £850

Market Rent: £875

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit	£35,000.00
SDLT Charge	£7,000
Legal Fees	£1,000.00
Total Investment	£43,000.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 875



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	£850	£875
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£62.50	
Letting Fees	£85.00	£87.50
Total Monthly Costs	£750.00	£752.50
Monthly Net Income	£100.00	£122.50
Annual Net Income	£1,200.00	£1,470.00
Net Return	2.79%	3.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£280.00**
Adjusted To

Net Return **-0.65%**

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

Annual Net Income **£120.00**
Adjusted To

Net Return **0.28%**

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 £150,000.



£150,000

2 bedroom apartment for sale

+ Add to report

Neptune Marina, 1 Coprolite Street, IP3

CURRENTLY ADVERTISED

Marketed from 25 Feb 2023 by Beagle Property, Ipswich

No Onward Chain | Current Rental is £1050 (Inc. Water) PCM as of March 2024 | Underfloor Heating ...



£145,000

2 bedroom flat for sale

+ Add to report

Byford Walk, IPSWICH

NO LONGER ADVERTISED

Marketed from 25 Jun 2024 to 24 Sep 2024 (90 days) by William H. Brown, Ipswich

Top floor apartment with stunning views | Two large double bedrooms | Open plan kitchen/diner/lou...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom apartment

Pownall Road, Ipswich, IP3

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jun 2012 to 14 Feb 2025 (4616 days) by Home From Home, Ipswich

Parking | Fully furnished | White Goods | Views of waterfront from balcony

+ Add to report



£885 pcm

2 bedroom apartment

Isham Place, Ipswich

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 May 2024 to 15 Jun 2024 (22 days) by Riverdale Estates Ltd, Ipswich

2 Double Bedrooms | Freshly Decorated | Fully fitted kitchen | Close to waterfront | Unfurnished ...

+ Add to report

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order




Current term of tenancy: **Moved in within the last 2 years**



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

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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