


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Queens Road, Chester, CH1

214314917

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Queens Road, Chester, CH1

Get instant cash flow of **£950** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Queens Road, Chester,  
CH1

214314917



## Property Key Features

**2 bedroom**

**2 bathroom**

**Spacious Lounge**

**Large Kitchen**

**Factor Fees: £150 pm**

**Ground Rent: £10.42 pm**

**Lease Length: 129 years**

**Current Rent: £950**

**Market Rent: £1,100**

# Lounge





# Kitchen



# Bedrooms



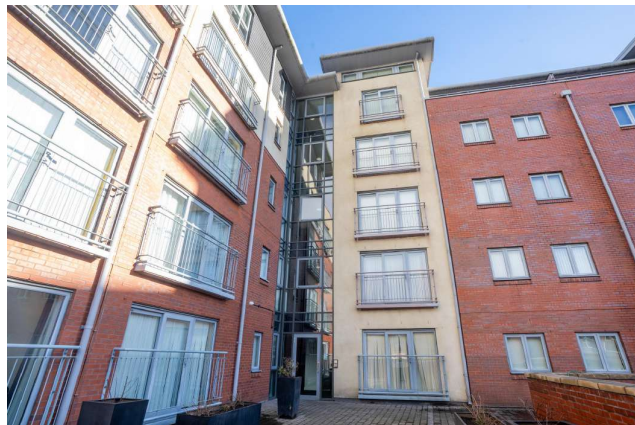
# Bathroom



# Exterior







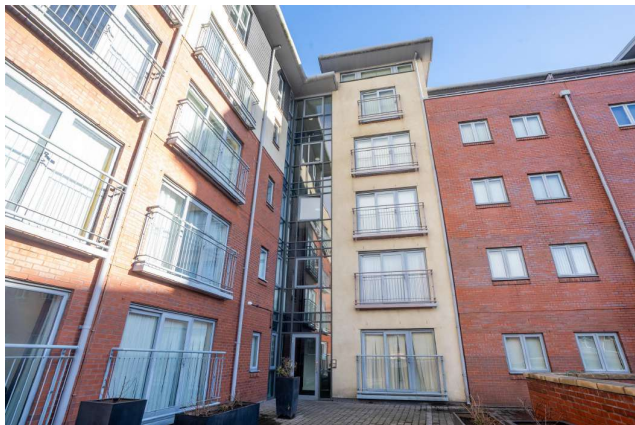
Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£8,600
Legal Fees	£1,000.00
Total Investment	£52,600.00

# Projected Investment Return



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.



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,100

Returns Based on Rental Income	£950	£1,100
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£10.42	
Letting Fees	£95.00	£110.00
Total Monthly Costs	£807.92	£822.92
Monthly Net Income	£142.08	£277.08
Annual Net Income	£1,704.96	£3,324.96
Net Return	3.24%	6.32%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,124.96**  
Adjusted To

Net Return                      **2.14%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£870.00**  
Adjusted To

Net Return                      **1.65%**

# 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 £170,000.



£170,000

## 2 bedroom apartment for sale

Queens Road, Chester

CURRENTLY ADVERTISED

Marketed from 14 Jun 2024 by Swetenhams, Chester

+ Add to report



£169,950

## 2 bedroom flat for sale

Queens Road, Chester

NO LONGER ADVERTISED

Marketed from 19 Feb 2023 to 19 Feb 2023 by CLS Estates, Chester

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

## 2 bedroom penthouse

Queens Road, Chester, CH1

NO LONGER ADVERTISED

Marketed from 8 Sep 2024 to 12 Sep 2024 (3 days) by OpenRent, London

+ Add to report



£1,100 pcm

## 2 bedroom apartment

Queens Road, Chester, Cheshire, CH1

NO LONGER ADVERTISED

Marketed from 17 Sep 2024 to 4 Oct 2024 (16 days) by Jordan & Halstead, Chester

+ 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**



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



Standard Tenancy Agreement In Place: **Yes**



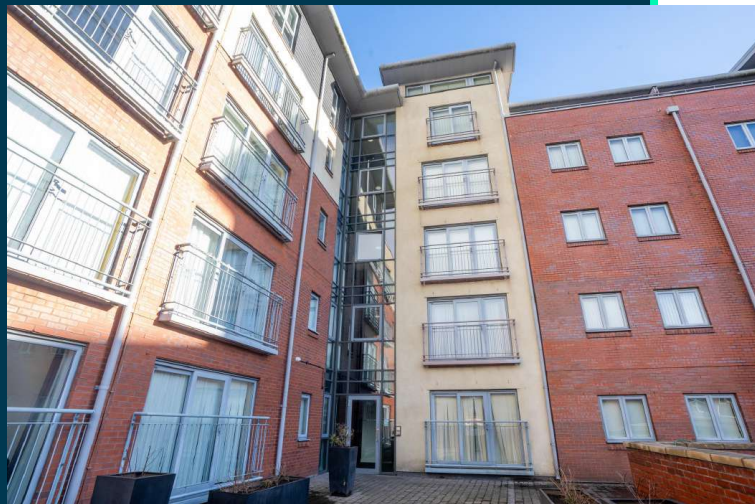
Payment history: **On time for length of tenancy**




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.



**LETPROPERTY**