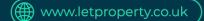


LET PROPERTY PACK

INVESTMENT INFORMATION

Cowley Mill Road, Uxbridge, UB8

206479078











Property Description

Our latest listing is in Cowley Mill Road, Uxbridge, UB8

This property has a potential to rent for £3,000 which would provide the investor a Gross Yield of 4.8% 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...











5 bedroom

2 bathroom, 1 WC

Spacious Rooms

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £3,000

206479078

Lounge





Kitchen





Bedrooms





Bathroom





Exterior





Initial Outlay





Figures based on assumed purchase price of £747,000.00 and borrowing of £560,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£186,750.00**

SDLT Charge £62,200

Legal Fees £1,000.00

Total Investment £249,950.00

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.

| Returns Based on Rental Income | £3,000 |
|---------------------------------------|-----------|
| Mortgage Payments on £560,250.00 @ 5% | £2,334.38 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | Freehold |
| Ground Rent | Freehold |
| Letting Fees | £300.00 |
| Total Monthly Costs | £2,649.38 |
| Monthly Net Income | £350.63 |
| Annual Net Income | £4,207.50 |
| Net Return | 1.68% |

Return Stress Test Analysis Report





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

Annual Net Income

-£1,792.50

Adjusted To

Net Return

-0.72%

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

Annual Net Income

-£6,997.50

Adjusted To

Net Return

-2.80%

Sale Comparables Report



+ Add to report

+ Add to 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 £550,000.



£550,000



£520,000

4 bedroom semi-detached house for sale

Cowley Mill Road, Uxbridge, UB8

NO LONGER ADVERTISED

Extended semi detached house | Accommodation over three floors | Four double bedrooms | Large liv...

SOLD PRICE HISTORY

3 bedroom semi-detached house for sale

Cowley Mill Road, Uxbridge

NO LONGER ADVERTISED SOLD STC

Three Bedroom | Semi Detached | Extended to Rear | Large Private Rear Garden | Off Street Parking...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,900 based on the analysis carried out by our letting team at **Let Property**Management.



£4,900 pcm

5 bedroom detached house

Cowley Road, Uxbridge, UB8

NO LONGER ADVERTISED

Marketed from 13 Jun 2023 to 21 Jun 2023 (8 days) by Lords Associates of London, Middlesex



£3,300 pcm

5 bedroom semi-detached house

The Greenway, Uxbridge, UB8

CURRENTLY ADVERTISED

Marketed from 6 Jan 2025 by Lords Associates of London, Middlesex

+ Add to report

+ 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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.





Interested in this property investment?

Call us on **0141 478 0985**



Cowley Mill Road, Uxbridge, UB8



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.