

LET PROPERTY PACK

INVESTMENT INFORMATION

Dorchester Road, Weymouth, DT3

214490692











Property Description

Our latest listing is in Dorchester Road, Weymouth, DT3.

Get instant cash flow of £825 per calendar month with a 4.8% Gross Yield for investors.

This property has a potential to rent for £978 which would provide the investor a Gross Yield of 5.7% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...







Dorchester Road, Weymouth, DT3



2 Bedrooms

2 Bathrooms

Garden Ground Space

Private Parking Spaces Available Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £825

Market Rent: £978

214490692

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









Initial Outlay





Figures based on assumed purchase price of £205,000.00 and borrowing of £153,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£51,250.00**

SDLT Charge £10,250

Legal Fees £1,000.00

Total Investment £62,500.00

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 £825 per calendar month but the potential market rent is



Returns Based on Rental Income	£825	£978
Mortgage Payments on £153,750.00 @ 5%	£640.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£82.50	£97.80
Total Monthly Costs	£738.13	£753.43
Monthly Net Income	£86.88	£224.58
Annual Net Income	£1,042.50	£2,694.90
Net Return	1.67%	4.31 %

Return Stress Test Analysis Report





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

Annual Net Income

£738.90

Adjusted To

Net Return

1.18%

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

Annual Net Income

-£380.10

Adjusted To

Net Return

-0.61%

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 £395,000.



£395,000

4 bedroom semi-detached house for sale

+ Add to report

Dorchester Road, Lodmoor/Radipole

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jul 2024 to 13 Nov 2024 (112 days) by Beaumont Jones Estate Agents, Weymouth



£390,000

3 bedroom detached house for sale

+ Add to report

Symonds Close, Weymouth

NO LONGER ADVERTISED

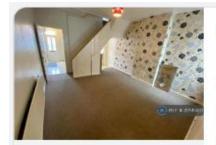
SOLD STC

Marketed from 6 Feb 2024 to 31 Jul 2024 (176 days) by Parkers Property Consultants And Valuers, Dorchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

£1,100 pcm

2 bedroom terraced house

Ferndale Rd, Weymouth, DT4

NO LONGER ADVERTISED

Marketed from 13 Oct 2024 to 13 Feb 2025 (123 days) by OpenRent, London

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2 bedroom flat

Cleveland House, Weymouth, DT4

NO LONGER ADVERTISED

Marketed from 22 Apr 2024 to 3 May 2024 (10 days) by OpenRent, London

+ 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: Yes



Current term of tenancy: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



Dorchester Road, Weymouth, DT3



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.