

LET PROPERTY PACK

INVESTMENT INFORMATION

Dorchester Road,
Weymouth, DT3

214490692

 www.letproperty.co.uk





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

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Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 205,000.00

25% Deposit	£51,250.00
SDLT Charge	£10,250
Legal Fees	£1,000.00
Total Investment	£62,500.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 978



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	£825	£978
Mortgage Payments on £153,750.00 @ 5%	£640.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
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

2 bedroom terraced house

+ Add to report

Ferndale Rd, Weymouth, DT4

NO LONGER ADVERTISED

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

01202 555 1000 | 0203 616 1234 | 0203 616 1234 | 0203 616 1234



£1,100 pcm

2 bedroom flat

+ Add to report

Cleveland House, Weymouth, DT4

NO LONGER ADVERTISED

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

01202 555 1000 | 0203 616 1234 | 0203 616 1234 | 0203 616 1234

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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