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LET PROPERTY PACK

INVESTMENT INFORMATION

Generator Hall, Electric Wharf, Coventry, CV1 4JL

211797319

www.letproperty.co.uk





Property Description

Our latest listing is in Generator Hall, Electric Wharf, Coventry, CV1 4JL

Get instant cash flow of £1,200 per calendar month with a 8.1% Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Generator Hall, Electric Wharf, Coventry, CV1 4JL

Property Key Features 2 Bedrooms

2 Bathrooms

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Well Maintained Property

Private Parking

Factor Fees: £283.33 PM Ground Rent: £12.50 PM Lease Length: TBC Current Rent: £1,200







Kitchen





Bedrooms







Bathroom







Exterior



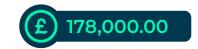






Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£44,500.00
SDLT Charge	£9,960
Legal Fees	£1,000.00
Total Investment	£55,460.00

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 £1,200 per calendar month.

Returns Based on Rental Income	£1,200
Mortgage Payments on £133,500.00 @ 5%	£556.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£283.33
Ground Rent	£12.50
Letting Fees	£120.00
Total Monthly Costs	£987.08
Monthly Net Income	£212.92
Annual Net Income	<mark>£2,555.04</mark>
Net Return	<mark>4.61%</mark>

Return Stress Test Analysis Report





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

Annual Net Income **£155.04** Adjusted To

Net Return 0.28%

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

Annual Net Income **£35.04** Adjusted To

Net Return

0.06%

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 £195,000.

	2 bedroom apartment for sale	+ Add to report
	Abbey Court, Priory Place, Coventry	
ari	CURRENTLY ADVERTISED	
£195,000	Marketed from 6 Jul 2021 by haart, Coventry	
2133,000	CITY CENTRE LOCATION POTENTIAL RENTAL £1,350PCM OPEN PLAN LOUNGE/KITCHEN TWO BEDROOMS ENS	

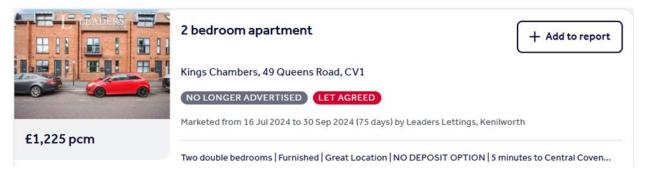
	2 bedroom apartment for sale	+ Add to report
	Queens House, Queens Road, City Centre	
IN THE STREET	CURRENTLY ADVERTISED	
	Marketed from 25 Nov 2024 by Shortland Horne, Coventry	
£185,000	**Ideal First Time Buy or Investment** A superb opportunity to acquire	this luxury third floor tw

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 1250 based on the analysis carried out by our letting team at **Let Property Management**.





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

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.

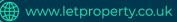


Current term of tenancy: 2 years+

Payment history: On time for length of tenancy







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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.

