

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Gravesend,
DA11 0AP

214180752

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Gravesend, DA11 0AP

Get instant cash flow of **£775** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,013** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



High Street, Gravesend,
DA11 0AP

214180752



Property Key Features

1 Bedroom

1 Bathroom

Expansive Lounge

Triple-Fixture Bathroom

Paid Parking Area

Factor Fees: TBC

Ground Rent: £200 pa

Lease Length: 125 years

Current Rent: £775

Market Rent: £1,013

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£1,013



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	£775	£1,013
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£17.00	
Letting Fees	£77.50	£101.30
Total Monthly Costs	£650.13	£673.93
Monthly Net Income	£124.88	£339.08
Annual Net Income	£1,498.50	£4,068.90
Net Return	2.78%	7.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,042.90**
Adjusted To

Net Return **3.79%**

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

Annual Net Income **£1,677.90**
Adjusted To

Net Return **3.12%**

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 £180,000.



£180,000

1 bedroom flat for sale

+ Add to report

Melbourne Quay Gravesend

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Feb 2024 to 24 Apr 2024 (77 days) by Sealeys Walker Jarvis, Gravesend

SOLD BY SEALEYS WALKER JARVIS | Prestigious Riverside Development | Convenient For Town Centre & ...



£175,000

1 bedroom apartment for sale

+ Add to report

South Street, Gravesend, Kent, DA12

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 26 Sep 2024 (48 days) by Dan Thomas & Co, Longfield

No Forward Chain | New 125 Year Lease Upon Completion | No Allocated Parking | Town Centre Locati...

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 bedroom flat

+ Add to report

The Terrace, Gravesend, DA12

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Feb 2024 to 27 Mar 2024 (28 days) by Robinson Michael & Jackson, Gravesend

AVAILABLE START OF APRIL | SPACIOUS FLAT | WHITE GOODS | PERMIT PARKING | 5 MIN WALK TO GRAVESEND...



£1,050 pcm

1 bedroom apartment

+ Add to report

Darnley Road, Gravesend, DA11

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jun 2024 to 2 Jul 2024 (24 days) by Balgores, Gravesend

One bedroom ground floor flat | Well-presented throughout | Separate lounge | Modern kitchen with...

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.



www.letproperty.co.uk

High Street, Gravesend, DA11 0AP

214180752

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