

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

Cross Lane, St. Austell, PL25

217084413

(www.letproperty.co.uk





Property Description

Our latest listing is in Cross Lane, St. Austell, PL25

Get instant cash flow of £990 per calendar month with a 6.3% Gross Yield for investors.

This portfolio has a potential to rent for £1,100 which would provide the investor a Gross Yield of 6.9% if the rent was increased to market rate.

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

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

LETPR®PERTY





Cross Lane, St. Austell, PL25

217084413

Property Key Features

A Portfolio of 2 Semi-Detached Houses

2 Bathrooms

A Total of 3 Bedrooms Well-Maintained Properties Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £990 Market Rent: £1,100













Bedrooms





Bathroom









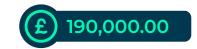






Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



| 25% Deposit | £47,500.00 |
|------------------|------------|
| SDLT Charge | £10,800 |
| Legal Fees | £1,000.00 |
| Total Investment | £59,300.00 |

Projected Investment Return





100



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 | £990 | £1,100 |
|---------------------------------------|--------------------|--------------------|
| Mortgage Payments on £142,500.00 @ 5% | £593.75 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | ТВС | |
| Ground Rent | Freehold | |
| Letting Fees | £99.00 | £110.00 |
| Total Monthly Costs | £707.75 | £718.75 |
| Monthly Net Income | £282.25 | £381.25 |
| Annual Net Income | £3,387.00 | £4,575.00 |
| Net Return | <mark>5.71%</mark> | <mark>7.72%</mark> |

Return Stress Test Analysis Report





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

4.01%

Annual Net Income£2,375.00Adjusted To

Net Return

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

Annual Net Income **£1,725.00** Adjusted To

Net Return

2.91%

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 £275,000.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.

| | 3 bedroom terraced house | + Add to report |
|------------|---|-----------------|
| | High Cross Street, St. Austell, PL25 | |
| | NO LONGER ADVERTISED | |
| C1 700 | Marketed from 28 Oct 2024 to 3 Dec 2024 (36 days) by OpenRent, London | |
| £1,300 pcm | No Agent Fees Students Can Enquire Property Reference Number: 2274545 | |
| | 3 bedroom terraced house | + Add to report |
| | High Cross Street, St. Austell, PL25 | |
| Онгенны | CURRENTLY ADVERTISED | |
| | Marketed from 28 Feb 2025 by OpenRent, London | |
| £1,200 pcm | | |

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: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

Cross Lane, St. Austell, PL25

217084413

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.

