

LET PROPERTY PACK

INVESTMENT INFORMATION

Winckley Square, Preston,
PR1

217270321

 www.letproperty.co.uk





Property Description

Our latest listing is in Winckley Square, Preston, PR1

Get instant cash flow of **£1,650** per calendar month with a **8.2%** Gross Yield for investors.

This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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PR1

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Property Key Features

A Portfolio of 2 Flats

2 Bathrooms

Modern Kitchens

Shared Private Parking

**Walking Distance from
Winckley Square**

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 246 years

Current Rent: £1,650

Lounge



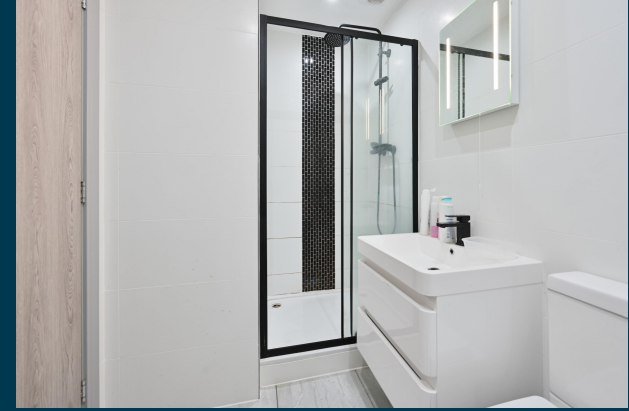
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £241,000.00 and borrowing of £180,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 241,000.00

25% Deposit	£60,250.00
SDLT Charge	£14,370
Legal Fees	£1,000.00
Total Investment	£75,620.00

Projected Investment Return



The monthly rent of this property is currently set at £1,650 per calendar month.



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	£1,650
Mortgage Payments on £180,750.00 @ 5%	£753.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£165.00
Total Monthly Costs	£933.13
Monthly Net Income	£716.88
Annual Net Income	£8,602.50
Net Return	11.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,302.50**
Adjusted To

Net Return **7.01%**

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

Annual Net Income **£4,987.50**
Adjusted To

Net Return **6.60%**

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 £270,000.



£270,000

Property for sale

+ Add to report

Cross Street, Preston, Lancashire, PR1 3LT

CURRENTLY ADVERTISED

Marketed from 26 Jun 2024 by Pattinsons, Pattinsons Auction- National Auctioneer

Three One Bedroom Apartments | Potential to Generate £1800 pcm | Great Road Access | Amazing Loca...



£250,000

2 bedroom flat for sale

+ Add to report

Guildhall Street, Preston, Lancashire, PR1

CURRENTLY ADVERTISED

Marketed from 16 Apr 2025 by Entwistle Green, Preston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,950 based on the analysis carried out by our letting team at **Let Property Management**.



£1,950 pcm

2 bedroom apartment

Buckingham House, 3 Glovers Court, Preston, Lancashire, PR1

NO LONGER ADVERTISED

Marketed from 24 Jul 2024 to 14 Aug 2024 (20 days) by Kingswood, Fulwood

+ Add to report



£1,750 pcm

2 bedroom apartment

Guild House, 17 Cross Street, Preston, PR1

NO LONGER ADVERTISED

Marketed from 26 Mar 2024 to 24 Jul 2024 (119 days) by Kingswood, Fulwood

+ 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**



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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