

LET PROPERTY PACK

INVESTMENT INFORMATION

Hertford Road,
Stratford-Upon-Avon, CV37

215952293

 www.letproperty.co.uk





Property Description

Our latest listing is in Hertford Road, Stratford-Upon-Avon, CV37

Get instant cash flow of **£730** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **5.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: TBC

Ground Rent: £100.00 pm

Lease Length: 86 years

Current Rent: £730

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

Projected Investment Return



The monthly rent of this property is currently set at £730 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£730	£850
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£100.00	
Letting Fees	£73.00	£85.00
Total Monthly Costs	£763.00	£775.00
Monthly Net Income	-£33.00	£75.00
Annual Net Income	-£396.00	£900.00
Net Return	-0.69%	1.57%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **-£800.00**
Adjusted To

Net Return **-1.39%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **-£660.00**
Adjusted To

Net Return **-1.15%**

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

2 bedroom duplex for sale

+ Add to rep

Sandfield Road, Stratford-Upon-Avon, Warwickshire, CV37

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Sep 2023 to 28 Mar 2024 (201 days) by Kennedys Stratford, Stratford Upon Avon



£170,000

2 bedroom apartment for sale

+ Add to r

Sandfield Road, Stratford-upon-Avon, Warwickshire, CV37

NO LONGER ADVERTISED

Marketed from 9 Feb 2024 to 1 May 2024 (81 days) by Sold.co.uk, London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom flat

+ Add to report

Hertford Road, Stratford-Upon-Avon, Warwickshire, CV37

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Oct 2020 to 30 Dec 2024 (1530 days) by Dwellings of Warwickshire, Stratford Upon Avon



£900 pcm

2 bedroom apartment

+ Add to report

Hertford Road, Stratford upon Avon

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Sep 2023 to 1 Nov 2023 (53 days) by R A Bennett & Partners, Stratford Upon Avon

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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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.



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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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