

# LET PROPERTY PACK

## INVESTMENT INFORMATION

South Roskear Terrace,  
Camborne, TR14

216518583

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in South Roskear Terrace, Camborne, TR14

Get instant cash flow of **£700** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£715** which would provide the investor a Gross Yield of **6.8%** 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

1 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £63 pm

Ground Rent: £8.33 pm

Lease Length: 979 years

Current Rent: £700

Market Rent: £715

# Lounge



# Kitchen





# Bedrooms



# Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 126,000.00**

25% Deposit	<b>£31,500.00</b>
SDLT Charge	<b>£6,320</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£38,820.00</b>



# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 715

Returns Based on Rental Income	£700	£715
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£63.00	
Ground Rent	£8.33	
Letting Fees	£70.00	£71.50
Total Monthly Costs	£550.08	£551.58
Monthly Net Income	£149.92	£163.42
Annual Net Income	£1,799.04	£1,961.04
Net Return	4.63%	5.05%

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      **£531.04**  
Adjusted To

Net Return                      **1.37%**

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

Annual Net Income      **£171.00**  
Adjusted To

Net Return                      **0.44%**

# 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 £120,000.



**£120,000**

## 1 bedroom flat for sale

Vyvyans Court, Tuckingmill, Camborne

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Aug 2021 to 12 Sep 2022 (405 days) by Bill Bannister Estate Agents, Redruth

+ Add to report



**£110,000**

## 1 bedroom flat for sale

Vyvyans Court, Tuckingmill, Camborne, Cornwall, TR14

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Feb 2024 to 4 Sep 2024 (187 days) by Your Move Sales, Camborne

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 1 bedroom apartment

+ Add to report

South Roskear Terrace, Camborne, Cornwall

NO LONGER ADVERTISED

Marketed from 26 Nov 2024 to 11 Dec 2024 (14 days) by Celtic Estate Agents, Camborne



£800 pcm

## 1 bedroom flat

+ Add to report

South Roskear Terrace, Camborne, Cornwall, TR14

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Sep 2024 to 25 Oct 2024 (44 days) by Your Move Lettings, Camborne

# 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.



**LETPROPERTY**