

LET PROPERTY PACK

INVESTMENT INFORMATION

Peel Close, Verwood, BH31
7AY

218548362

 www.letproperty.co.uk





Property Description

Our latest listing is in Peel Close, Verwood, BH31 7AY

Get instant cash flow of **£1,200** per calendar month with a **7.58%** Gross Yield for investors.

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

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



Peel Close, Verwood, BH31
7AY

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Property Key Features

2 Bedrooms

2 Bathrooms

Good Condition

Private Underground Parking

Factor Fees: £87 pm

Ground Rent: £21 pm

Lease Length: 136 years

Current Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit	£54,750.00
SDLT Charge	£12,830
Legal Fees	£1,000.00
Total Investment	£68,580.00

Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,200
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£87.00
Ground Rent	£21.00
Letting Fees	£120.00
Total Monthly Costs	£927.38
Monthly Net Income	£272.63
Annual Net Income	£3,271.50
Net Return	4.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£871.50**
Adjusted To

Net Return **1.27%**

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

Annual Net Income **£238.50**
Adjusted To

Net Return **0.35%**

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 £235,000.



£235,000

2 bedroom apartment for sale

+ Add to report

Maple House, 11, Heathpoult Road, Verwood, BH31

CURRENTLY ADVERTISED

SOLD STC

Marketed from 6 Feb 2025 by Irving & Sons, Verwood

TWO BEDROOMS | OPEN PLAN KITCHEN/LOUNGE/DINING ROOM | UTILITY ROOM | FAMILY BATHROOM | ALLOCATED...



£225,000

2 bedroom apartment for sale

+ Add to report

Peel Close, Verwood, Dorset, BH31

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 14 Jun 2025 (137 days) by Irving & Sons, Verwood

TWO DOUBLE BEDROOMS | EN-SUITE SHOWER ROOM | OPEN PLAN KITCHEN/LOUNGE/DINING ROOM | BATHROOM | UN...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,175 based on the analysis carried out by our letting team at **Let Property Management**.



£1,175 pcm

2 bedroom apartment

+ Add to report

Barrows Mews, Ringwood, Hampshire, BH24

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Apr 2024 to 3 Jun 2024 (51 days) by Irving & Sons, Verwood

TWO BEDROOMS | MASTER WITH EN- SUITE SHOWER | BATHROOM | OPEN PLAN KITCHEN/ LOUNGE | PRIVATE GARD...



£1,150 pcm

2 bedroom flat

+ Add to report

Fordingbridge, SP6

CURRENTLY ADVERTISED

Marketed from 19 May 2025 by Crown House Lettings, Ringwood

Kitchen-Diner | Open Plan Lounge | Double Bedrooms

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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