

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Higher Brook Street,  
Teignmouth, TQ14

218707520

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





## Property Description

Our latest listing is in Higher Brook Street, Teignmouth, TQ14

This property has a potential to rent for **£866** 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 perfect 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 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Fully-Equipped Kitchen**

**Factor Fees: £0**

**Ground Rent: £25.00 pm**

**Lease Length: 963 years**

**Market Rent: £866**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £152,000.00 and borrowing of £114,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 152,000.00

25% Deposit	£38,000.00
SDLT Charge	£8,140
Legal Fees	£1,000.00
Total Investment	£47,140.00

# Projected Investment Return



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



Returns Based on Rental Income	£866
Mortgage Payments on £114,000.00 @ 5%	£475.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£25.00
Letting Fees	£86.60
Total Monthly Costs	£601.60
Monthly Net Income	£264.40
Annual Net Income	£3,172.80
Net Return	6.73%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,440.80**  
Adjusted To

Net Return      **3.06%**

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

Annual Net Income      **£1,192.80**  
Adjusted To

Net Return      **2.53%**

# 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 £159,950.



£159,950

## 2 bedroom maisonette for sale

+ Add to report

Higher Brook Street, Teignmouth, TQ14

CURRENTLY ADVERTISED

Marketed from 2 Apr 2025 by Chamberlains, Teignmouth



£145,000

## 1 bedroom apartment for sale

+ Add to

Abbeyville, Winterbourne Road, Teignmouth, Devon

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Jan 2022 to 29 Jul 2022 (192 days) by Bradleys, Teignmouth

Spacious One Bedroom Flat With Parking Spacious and extremely bright one bedroom flat with a

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

## 1 bedroom flat

+ Add to report

Powderham Terrace, Teignmouth, TQ14

NO LONGER ADVERTISED

Marketed from 11 Oct 2024 to 14 Dec 2024 (64 days) by OpenRent, London



£1,250 pcm

## 2 bedroom flat

+ Add to report

Powderham Terrace, Teignmouth, TQ14

NO LONGER ADVERTISED

Marketed from 16 Dec 2024 to 8 Jan 2025 (22 days) by OpenRent, London



# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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**