

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stratford Lane, Rainham,  
Gillingham, ME8 8AP

219116212

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





## Property Description

Our latest listing is in Stratford Lane, Rainham, Gillingham, ME8 8AP

Get instant cash flow of **£900** per calendar month with a **6.55%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.96%** if the rent was increased to market rate.

**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...



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**On-Street Parking**

**Private Rear Garden**

**Factor Fees: £120 pm**

**Ground Rent: £10.42 pm**

**Lease Length: 103 years**

**Current Rent: £900**

**Market Rent: £1,150**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£10,800
Legal Fees	£1,000.00
Total Investment	£59,300.00

# Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£1,150



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



Returns Based on Rental Income	£900	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£10.42	
Letting Fees	£90.00	£115.00
Total Monthly Costs	£829.17	£854.17
Monthly Net Income	£70.83	£295.83
Annual Net Income	£849.96	£3,549.96
Net Return	1.43%	5.99%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,249.96**  
Adjusted To

Net Return                      **2.11%**

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

Annual Net Income      **£825.00**  
Adjusted To

Net Return                      **1.39%**

# 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 £220,000.



£220,000

## 2 bedroom flat for sale

+ Add to report

Orchard Street, Rainham, Gillingham

CURRENTLY ADVERTISED

Marketed from 16 May 2025 by CR Real Estate, Gillingham

Ground Floor Apartment | Two Double Bedrooms | Allocated Parking | Close To Rainham Town Centre |...



£200,000

## 2 bedroom apartment for sale

+ Add to report

Scott Avenue, Rainham, Gillingham, ME8 8BL

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Aug 2024 to 24 Feb 2025 (200 days) by eXp UK, South East

Ground Floor Apartment In Fantastic Condition | Central Rainham Position | Spacious Rooms Through...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 2 bedroom flat

+ Add to report

Findlay Close, Rainham

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jul 2024 to 4 Sep 2024 (50 days) by Jacksons Estate Agents, Rainham

2nd Floor Flat | 2 Bedrooms | Well Presented Throughout | Modern Bathroom | Convenient Location |...



£1,050 pcm

## 2 bedroom apartment

+ Add to report

High Street, Rainham, Gillingham, ME8

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Dec 2024 to 25 Feb 2025 (84 days) by Balgores, Gravesend

Newly decorated | First floor apartment | Modern kitchen | Family bathroom | Two 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**



Current term of tenancy: **2 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**