

LET PROPERTY PACK

INVESTMENT INFORMATION

Lysons Avenue, Gloucester,
GL1 5QE

217338868

 www.letproperty.co.uk





Property Description

Our latest listing is in Lysons Avenue, Gloucester, GL1 5QE

Get instant cash flow of **£875** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£1,078** which would provide the investor a Gross Yield of **9.24%** 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...



Lysons Avenue,
Gloucester, GL1 5QE

217338868



Property Key Features

2 Bedrooms

1 Bathroom

Private Driveway Parking

Good Condition

Factor Fees: £116 pm

Ground Rent: TBC

Lease Length: 963 years

Current Rent: £875

Market Rent: £1,078

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£1,078

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



Returns Based on Rental Income	£875	£1,078
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£116.00	
Ground Rent	TBC	
Letting Fees	£87.50	£107.80
Total Monthly Costs	£721.63	£741.93
Monthly Net Income	£153.38	£336.08
Annual Net Income	£1,840.50	£4,032.90
Net Return	3.68%	8.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,876.90**
Adjusted To

Net Return **3.75%**

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

Annual Net Income **£1,617.90**
Adjusted To

Net Return **3.23%**

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 £170,000.



£170,000

2 bedroom flat for sale

+ Add to report

Park Road, Gloucester, Gloucestershire, GL1

NO LONGER ADVERTISED

Marketed from 13 Nov 2024 to 18 Feb 2025 (96 days) by Taylors Estate Agents, Gloucester

A beautifully presented two bedroom apartment benefitting from a master bedroom en-suite, being i...



£165,000

2 bedroom flat for sale

+ Add to report

Emery Avenue, Gloucester

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Apr 2024 to 3 Jul 2025 (439 days) by Murdock & Wasley Estate Agents, Gloucestershire

Two Bedroom Top Floor Apartment | No Onward Chain | En-Suite To Master Bedroom | Popular & Centra...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



£1,195 pcm

2 bedroom apartment

+ Add to report

Double Reynolds Warehouse, Gloucester Docks

NO LONGER ADVERTISED

Marketed from 7 Jan 2025 to 17 Jan 2025 (9 days) by Steve Gooch Estate Agents, Newent

Waterside Location | Two Bedrooms | En Suite to Bedroom One | Electric Heating | Parking | Stunni...



£1,100 pcm

2 bedroom apartment

+ Add to report

The Docks, Gloucester, GL1

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2025 to 17 Feb 2025 (39 days) by Naylor Powell, Gloucester

Two Bedroom Apartment | Fourth Floor | Open Plan Kitchen/Living | Electric Panel Heating | Secure...

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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