

LET PROPERTY PACK

INVESTMENT INFORMATION

Woolhope Road, Worcester, WR5

219136048









Property Description

Our latest listing is in Woolhope Road, Worcester, WR5

Get instant cash flow of £650 per calendar month with a 7.8% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 10.2% 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...







Woolhope Road, Worcester, WR5



1 Bedroom

1 Bathroom

Good Condition

Patio and Garden Space

Factor Fees: £0.00

Ground Rent: Leasehold

Lease Length: 68 years

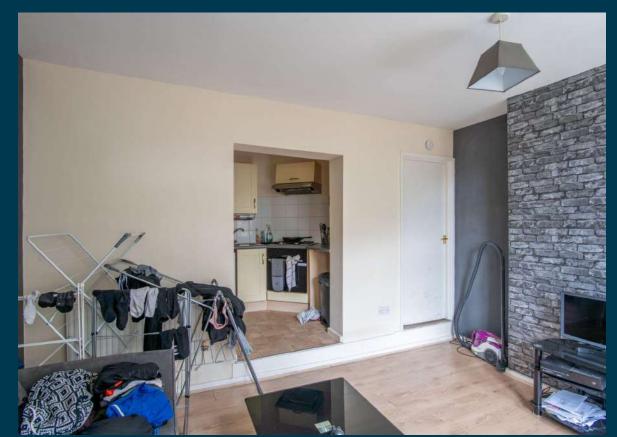
Current Rent: £650

Market Rent: £850

219136048

Lounge









Kitchen







Bedrooms









Bathroom







Exterior









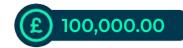
Initial Outlay





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£25,000.00**

SDLT Charge £5,000

Legal Fees £1,000.00

Total Investment £31,000.00

Projected Investment Return





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

The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is



Returns Based on Rental Income	£650	£850
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Leasehold	
Letting Fees	£65.00	£85.00
Total Monthly Costs	£392.50	£412.50
Monthly Net Income	£257.50	£437.50
Annual Net Income	£3,090.00	£5,250.00
Net Return	9.97%	16.94%

Return Stress Test Analysis Report





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

£3,550.00

Annual Net Income

Adjusted To

Net Return

11.45%

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

Annual Net Income

Adjusted To

Net Return

12.10%

£3,750.00

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 £110,000.



1 bedroom flat for sale

+ Add to report

Woolhope Road, Worcester

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Dec 2021 to 7 Dec 2021 by Connells, Worcester

£110,000



£90,000

1 bedroom apartment for sale

+ Add to report

Woolhope Road, Worcester, Worcestershire, WR5

NO LONGER ADVERTISED

Marketed from 7 Nov 2024 to 19 Jun 2025 (224 days) by The Property Centre, Worcester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at Let Property Management.



1 bedroom apartment

+ Add to report

Parian House, Princes Drive, Worcester

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Mar 2025 to 19 Mar 2025 (9 days) by Avery Residential, London



£595 pcm



1 bedroom flat

+ Add to report

London Road, Worcester, WR5

NO LONGER ADVERTISED LET AGREED

Marketed from 25 Mar 2022 to 25 Apr 2022 (31 days) by Leaders Lettings, Worcester

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: 1 year



Standard Tenancy Agreement In Place: **YES**



Payment history: On time for length of tenancy

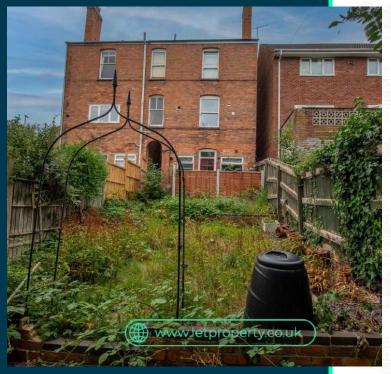


Fully compliant tenancy: YES

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.





Interested in this property investment?

Call us on **0141 478 0985**

Woolhope Road, Worcester, WR5



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.