

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hidcote Close, Rugby CV22

219832992

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





## Property Description

Our latest listing is in Hidcote Close, Rugby CV22

Get instant cash flow of **£825** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **6.4%** 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...**



Hidcote Close, Rugby  
CV22

219832992



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Good Condition**

**Street Parking**

**Factor Fees: £9.00 pm**

**Ground Rent: Leasehold**

**Lease Length: 131 years**

**Current Rent: £825**

**Market Rent: £850**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 160,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £40,000.00 |
| SDLT Charge      | £8,700     |
| Legal Fees       | £1,000.00  |
| Total Investment | £49,700.00 |

# 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 £825 per calendar month but the potential market rent is

£ 850

| Returns Based on Rental Income        | £825      | £850      |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £120,000.00 @ 5% | £500.00   |           |
| Est. Building Cover (Insurance)       | £15.00    |           |
| Approx. Factor Fees                   | £9.00     |           |
| Ground Rent                           | Leasehold |           |
| Letting Fees                          | £82.50    | £85.00    |
| Total Monthly Costs                   | £606.50   | £609.00   |
| Monthly Net Income                    | £218.50   | £241.00   |
| Annual Net Income                     | £2,622.00 | £2,892.00 |
| Net Return                            | 5.28%     | 5.82%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,192.00**  
Adjusted To

Net Return                      **2.40%**

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

Annual Net Income      **£492.00**  
Adjusted To

Net Return                      **0.99%**



# 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

## 3 bedroom terraced house for sale

+ Add to report

Hidcote Close, RUGBY, Warwickshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jan 2022 to 4 Apr 2022 (81 days) by Rose & Sargent, Rugby



£150,000

## 2 bedroom apartment for sale

+ Add to report

Hidcote Close, Rugby

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 29 Jul 2024 to 19 Sep 2024 (52 days) by Edward Knight Estate Agents, Rugby

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 3 bedroom town house

+ Add to report

THE PAVILLIONS

NO LONGER ADVERTISED

Marketed from 25 Jul 2022 to 27 Jul 2022 (2 days) by Howkins & Harrison LLP, Rugby



£695 pcm

## 2 bedroom apartment

+ Add to report

Hidcote Close, Rugby, Warwickshire, CV22 7JL

NO LONGER ADVERTISED

Marketed from 27 Sep 2021 to 4 Nov 2021 (37 days) by Spencers Residential Lettings, Rugby

# 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**

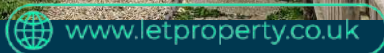


Fully compliant tenancy: **YES**

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**