

# LET PROPERTY PACK

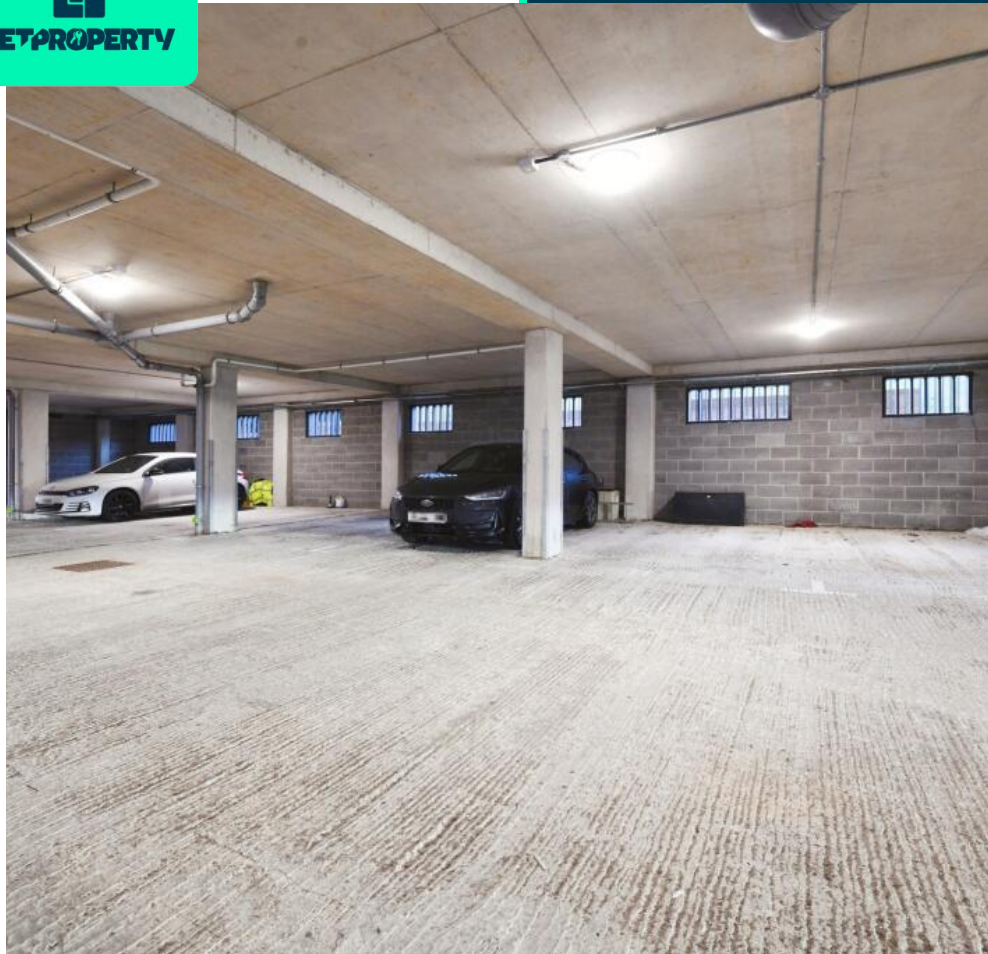
## INVESTMENT INFORMATION

Essex, CM7

220157752

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





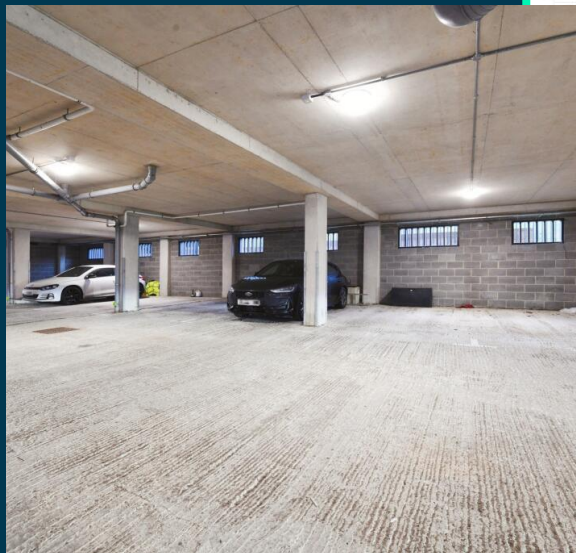
## Property Description

Our latest listing is in Essex, CM7

This property has a potential to rent for **£250** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



Essex, CM7

220157752



## Property Key Features

**Prime Location**

**Close proximity to valuable amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 217 years**

**Market Rent: £250**

# Entrance



# Initial Outlay



Outlay figures based on assumed cash purchase of £28,000.

## ASSUMED PURCHASE PRICE

£ 28,000

|                  |         |
|------------------|---------|
| SDLT Charge      | £0      |
| Legal Fees       | £1,000  |
| Total Investment | £29,000 |



# Projected Investment Return

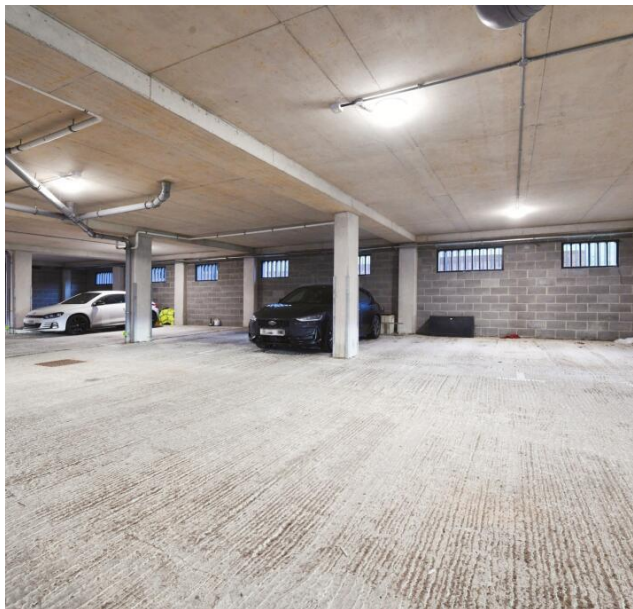


Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



|                                 |           |
|---------------------------------|-----------|
| Returns Based on Rental Income  | £250      |
| Est. Building Cover (Insurance) | £15.00    |
| Approx. Factor Fees             | TBC       |
| Ground Rent                     | TBC       |
| Letting Fees                    | £25.00    |
| Total Monthly Costs             | £40.00    |
| Monthly Net Income              | £210.00   |
| Annual Net Income               | £2,520.00 |
| Net Return                      | 8.69%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,020**  
Adjusted To

Net Return                      **6.97%**

# 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 £40,000.



£40,000

## Garages for sale

Vint Crescent, Colchester

NO LONGER ADVERTISED

Marketed from 17 Aug 2023 to 13 May 2024 (269 days) by Ezemove Limited, Colchester

+ Add to report



£25,000

## Parking for sale

Sudbury, Suffolk

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Oct 2024 to 14 Jul 2025 (262 days) by David Burr Estate Agents, Long Melford

+ Add to report



# 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.



Essex, CM7

PROPERTY ID: 220157752

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**