

LET PROPERTY PACK

INVESTMENT INFORMATION

Penrice Parc, St. Austell,
PL25

219847049

 www.letproperty.co.uk





Property Description

Our latest listing is in Penrice Parc, St. Austell, PL25

Get instant cash flow of **£775** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **6.6%** 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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £775

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 850



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



Returns Based on Rental Income	£775	£850
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£77.50	£85.00
Total Monthly Costs	£576.88	£584.38
Monthly Net Income	£198.13	£265.63
Annual Net Income	£2,377.50	£3,187.50
Net Return	4.94%	6.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,487.50**
Adjusted To

Net Return **3.09%**

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

Annual Net Income **£862.50**
Adjusted To

Net Return **1.79%**

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 £145,000.



£145,000

2 bedroom apartment for sale

Bownder Vean, St. Austell, PL25

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Apr 2025 by Cornish Bricks, Truro

+ Add to report



£125,000

2 bedroom apartment for sale

Alexandra Road, St. Austell

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Jun 2025 by May Whetter & Grose, St Austell

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom maisonette

St Austell - Council Tax Band A

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 May 2023 to 12 Jun 2023 (18 days) by Miller Lettings, St. Austell

+ Add to report



£775 pcm

2 bedroom apartment

Penrice Parc, St Austell, PL25

NO LONGER ADVERTISED

Marketed from 14 Feb 2024 to 14 Feb 2024 by Liddicoat & Company, St Austell

+ 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: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR C Gas Safety in order



Current term of tenancy: **5 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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