

LET PROPERTY PACK

INVESTMENT INFORMATION

Alder Grove, Ingol, Preston,
PR2 7DW

214138283

 www.letproperty.co.uk





Property Description

Our latest listing is in Alder Grove, Ingol, Preston, PR2 7DW

Get instant cash flow of **£675** per calendar month with a **6.23%** Gross Yield for investors.

This property has a potential to rent for **£859** which would provide the investor a Gross Yield of **7.93%** 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...



Alder Grove, Ingol,
Preston, PR2 7DW

214138283



Property Key Features

3 Bedrooms

2 Bathrooms

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £675

Market Rent: £859

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £149,494.00 and borrowing of £112,120.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 149,494.00

25% Deposit **£37,373.50**

SDLT Charge **£7,965**

Legal Fees **£1,000.00**

Total Investment £46,338.08

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 859



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



Returns Based on Rental Income	£675	£859
Mortgage Payments on £112,120.50 @ 5%	£467.17	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£67.50	£85.90
Total Monthly Costs	£549.67	£568.07
Monthly Net Income	£125.33	£290.93
Annual Net Income	£1,503.98	£3,491.18
Net Return	3.25%	7.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,773.18**
Adjusted To

Net Return **3.83%**

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

Annual Net Income **£1,248.77**
Adjusted To

Net Return **2.69%**

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 £165,000.



£165,000

3 bedroom end of terrace house for sale

+ Add to report

Savick Avenue, Lea, Preston, Lancashire, PR2

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Feb 2024 to 7 Oct 2024 (222 days) by Reeds Rains, Preston

3 Bedrooms | Great First Time Buyer Home | Call Now To View!! | Lounge | Kitchen/Dinner | Study |...



£163,000

3 bedroom end of terrace house for sale

+ Add to report

Beaminster Avenue, Cottam, Preston, Lancashire, PR4

NO LONGER ADVERTISED

Marketed from 10 Jun 2025 to 17 Jun 2025 (7 days) by Reeds Rains, Preston

End of terrace house | Three double bedrooms | Bright and spacious living | Natural light-filled ...

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 end of terrace house

Hardcastle Road, Preston, PR2

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jul 2024 to 6 Sep 2024 (52 days) by Kingswood, Fulwood

+ Add to report

Terrace House | White Goods Inc | Built in Appliances | Fantastic Location | Close To Public Tra...



£875 pcm

3 bedroom end of terrace house

West Crescent, Broughton, Preston, Lancashire, PR3

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2025 to 30 Jul 2025 (28 days) by Reeds Rains, Preston

+ Add to report

Three bedrooms | Charming fireplace | Spacious kitchen | Dining space | Double bedrooms | Single ...

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.



www.letproperty.co.uk

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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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