

# LET PROPERTY PACK

## INVESTMENT INFORMATION

School House Cottages,  
Louth, LN11 9HL

220878301

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





## Property Description

Our latest listing is in School House Cottages, Louth, LN11 9HL

Get instant cash flow of **£450** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Don't miss out on this fantastic investment opportunity...**



School House Cottages,  
Lough, LN11 9HL

220878301



## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £450**

**Market Rent: £600**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit £21,500.00

SDLT Charge £4,300

Legal Fees £1,000.00

Total Investment £26,800.00



# Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 600

| Returns Based on Rental Income       | £450      | £600      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £64,500.00 @ 5% | £268.75   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | Freehold  |           |
| Letting Fees                         | £45.00    | £60.00    |
| Total Monthly Costs                  | £328.75   | £343.75   |
| Monthly Net Income                   | £121.25   | £256.25   |
| Annual Net Income                    | £1,455.00 | £3,075.00 |
| Net Return                           | 5.43%     | 11.47%    |

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





# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,875.00**  
Adjusted To

Net Return                      **7.00%**

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

Annual Net Income      **£1,785.00**  
Adjusted To

Net Return                      **6.66%**

# 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 £90,000.



£90,000

## 1 bedroom terraced house for sale

26 Lee Street Louth LN11 9HJ

CURRENTLY ADVERTISED

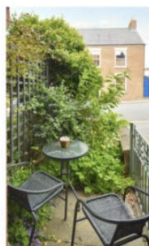
SOLD STC

Marketed from 19 Feb 2025 by John Taylors, Louth

+ Add to report



£69,950



## 1 bedroom terraced house for sale

Aswell Street, Louth LN11 9HP

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jun 2024 to 16 Oct 2024 (130 days) by Masons Sales, Louth

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

## 1 bedroom terraced house

Newmarket, Louth, LN11

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jan 2025 to 28 Jan 2025 (19 days) by Lovelle Estate Agency, Grimsby

+ Add to report



£525 pcm

## 1 bedroom terraced house

LEE STREET, LOUTH

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 May 2024 to 29 Jul 2024 (67 days) by Crofts Estate Agents, Louth

+ 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 & 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.



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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**