

LET PROPERTY PACK

INVESTMENT INFORMATION

Marlborough Drive, Walton-le-Dale, Preston, PR5 4QX

220830699











Property Description

Our latest listing is in Marlborough Drive, Walton-le-Dale, Preston, PR5 4QX

Get instant cash flow of £575 per calendar month with a 4.6% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 6.04% 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...







Marlborough Drive, Walton-le-Dale, Preston, PR5 4QX

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2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

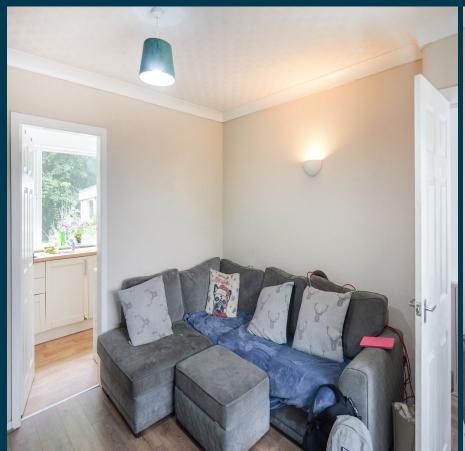
Lease Length: Freehold

Current Rent: £575

Market Rent: £1,150

Lounge







Kitchen





Bedrooms





Bathroom







Exterior





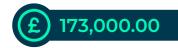
Initial Outlay





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£43,250.00**

SDLT Charge £9,610

Legal Fees £1,000.00

Total Investment £53,860.00

Projected Investment Return





The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is



Returns Based on Rental Income	£575	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£57.50	£115.00
Total Monthly Costs	£613.13	£670.63
Monthly Net Income	-£38.13	£479.38
Annual Net Income	-£457.50	£5,752.50
Net Return	-0.85%	10.68%

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

£3,452.50

Annual Net Income

Adjusted To

Net Return

6.41%

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

Annual Net Income

t Income **£3,157.50**

Adjusted To

Net Return

5.86%

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 £179,950.



£179,950

2 bedroom semi-detached house for sale

+ Add to report

Holland House Road, Walton Le Dale, PR5

NO LONGER ADVERTISED SOLD STC

Marketed from 24 Oct 2024 to 1 Feb 2025 (99 days) by Dewhurst Homes, Penwortham

Here's a property you won't want to miss! This stylish semi-detached home is ready for you to mov...



£175,000

2 bedroom semi-detached house for sale

+ Add to report

Alexandra Road, Walton-Le-Dale, Preston

CURRENTLY ADVERTISED

SOLD STC

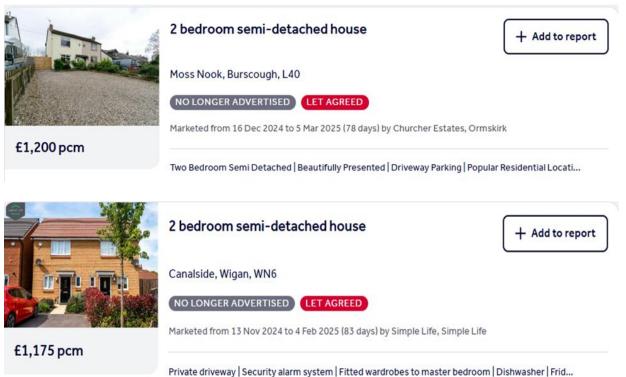
Marketed from 2 May 2025 by Ben Rose, Bamber Bridge

Two Bedroom | Close To City | Semi-Detached | First Time Buyers | Quiet Area | Must Be Viewed | E...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property**Management.



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: 6 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.





Interested in this property investment?

Call us on **0141 478 0985**



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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.

