

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Dragons Wharf, Sandbach, CW11

219689345











### **Property Description**

Our latest listing is in Dragons Wharf, Sandbach, CW11

Get instant cash flow of £6,250 per calendar month with a 9.3% Gross Yield for investors.

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...







Dragons Wharf, Sandbach, CW11



# **Property Key Features**

Office Space

Communal Kitchen Area

**Private Meeting Rooms** 

Well-Maintained washrooms

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £6,250

219689345

# Reception







## Kitchen



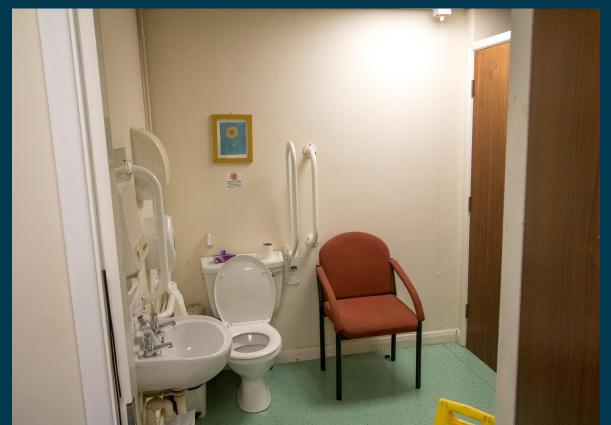






# Bathroom









# **Office Spaces**









# **Office Spaces**









## **Initial Outlay**





Figures based on assumed purchase price of £805,000.00 and borrowing of £603,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£201,250.00** 

SDLT Charge £70,500

Legal Fees £1,000.00

Total Investment £272,750.00

#### **Projected Investment Return**





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

The monthly rent of this property is currently set at £6,250 per calendar month.

Returns Based on Rental Income	£6,250
Mortgage Payments on £603,750.00 @ 5%	£2,515.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£625.00
Total Monthly Costs	£3,155.63
Monthly Net Income	£3,094.38
Annual Net Income	£37,132.50
Net Return	13.61%

#### Return Stress Test Analysis Report





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

Annual Net Income

£24,632.50

Adjusted To

Net Return

9.03%

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

Annual Net Income

£25,057.50

Adjusted To

Net Return

9.19%

#### 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 £1,500,000.



5 bedroom property for sale

+ Add to report

A beautifully restored Georgian farmhouse with land and barn.

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Sep 2024 to 11 Sep 2024 by Storeys of Cheshire, Cheshire

£1,500,000



Booth Lane, Sandbach

CURRENTLY ADVERTISED

Marketed from 21 Aug 2025 by Butters John Bee, Sandbach

4 bedroom detached house for sale

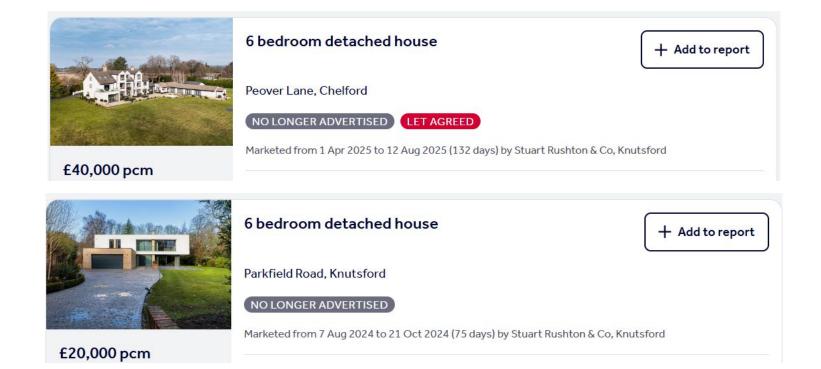
£1,250,000

+ Add to report

### Rent Comparables Report

LETPROPERTY

This property is situated in a high demand rental area with rents achieving as much as £40,000 based on the analysis carried out by our letting team at **Let Property Management**.







# Interested in this property investment?

Call us on **0141 478 0985** 



Dragons Wharf, Sandbach, CW11



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.