

LET PROPERTY PACK

INVESTMENT INFORMATION

Dragons Wharf, Sandbach,
CW11

219689345

 www.letproperty.co.uk





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...



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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

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

£ 805,000.00

25% Deposit	£201,250.00
SDLT Charge	£70,500
Legal Fees	£1,000.00
Total Investment	£272,750.00

Projected Investment Return



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



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



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	TBC
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.



£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



£1,250,000

4 bedroom detached house for sale

+ Add to report

Booth Lane, Sandbach

CURRENTLY ADVERTISED

Marketed from 21 Aug 2025 by Butters John Bee, Sandbach

Rent Comparables Report



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**.



£40,000 pcm

6 bedroom detached house

Peover Lane, Chelford

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Apr 2025 to 12 Aug 2025 (132 days) by Stuart Rushton & Co, Knutsford

+ Add to report



£20,000 pcm

6 bedroom detached house

Parkfield Road, Knutsford

NO LONGER ADVERTISED

Marketed from 7 Aug 2024 to 21 Oct 2024 (75 days) by Stuart Rushton & Co, Knutsford

+ Add to report



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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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