

LET PROPERTY PACK

INVESTMENT INFORMATION

Trinity Street, Halstead,
CO9 1JD

220644315

 www.letproperty.co.uk





Property Description

Our latest listing is in Trinity Street, Halstead, CO9 1JD

Get instant cash flow of **£705** per calendar month with a **6.51%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.23%** 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...



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CO9 1JD

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Property Key Features

1 Bedroom

1 Bathroom

On-Street Parking

Communal Rear Garden

Factor Fees: £54 pm

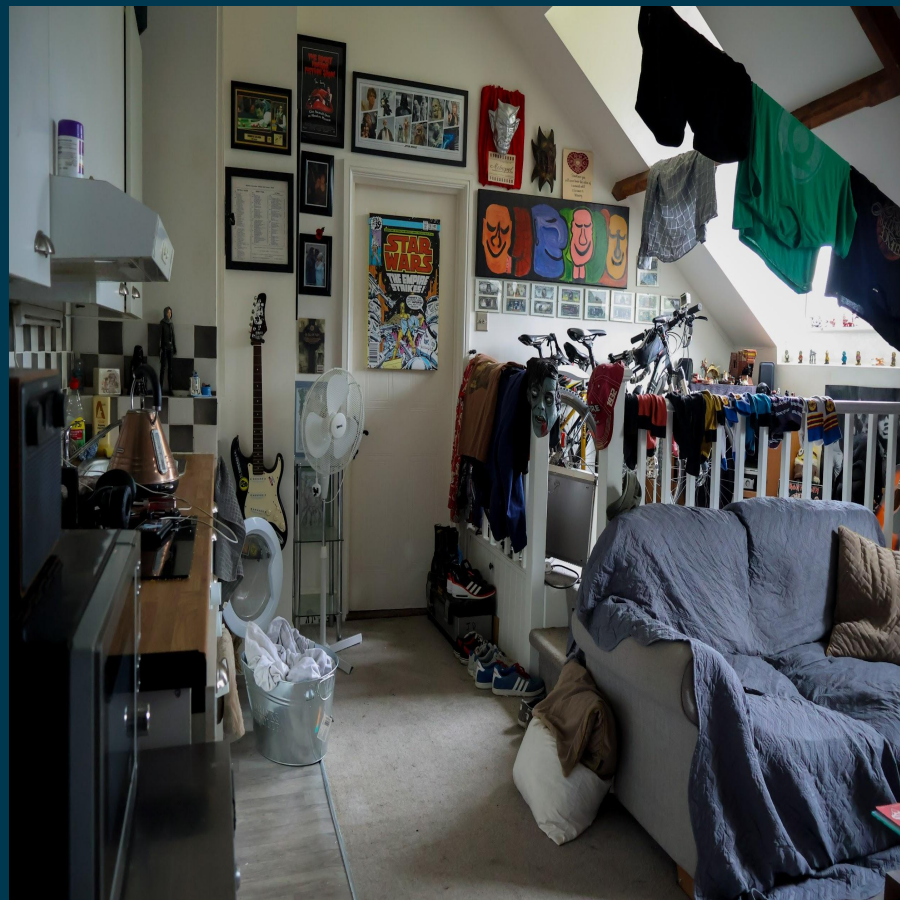
Ground Rent: £54 pm

Lease Length: 184 years

Current Rent: £705

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit £37,500.00

SDLT Charge £8,000

Legal Fees £1,000.00

Total Investment £46,500.00

Projected Investment Return



The monthly rent of this property is currently set at £705 per calendar month but the potential market rent is

£ 1,000

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



Returns Based on Rental Income	£705	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£54.00	
Ground Rent	£54.00	
Letting Fees	£70.50	£100.00
Total Monthly Costs	£662.25	£691.75
Monthly Net Income	£42.75	£308.25
Annual Net Income	£513.00	£3,699.00
Net Return	1.10%	7.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,699.00**
Adjusted To

Net Return **3.65%**

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

Annual Net Income **£2,097.00**
Adjusted To

Net Return **4.51%**

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

1 bedroom flat for sale

+ Add to report

High Street, Halstead, CO9

CURRENTLY ADVERTISED

Marketed from 29 Aug 2024 by Kings Property, Braintree

Situated in the centre of the pretty market town of Halstead, we are pleased to offer for sale th...



£160,000

1 bedroom apartment for sale

+ Add to report

Dame Mary Walk, Halstead, CO9

NO LONGER ADVERTISED

Marketed from 13 Nov 2024 to 22 Apr 2025 (159 days) by Michaels Property Consultants Ltd, Halstead

No Onward Chain | Over 55s Development | Kitchen With Integrated Appliances | Spacious Double Bed...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

1 bedroom flat

+ Add to report

Parmenter Grange

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Oct 2024 to 19 Oct 2024 (17 days) by haart, Braintree

Exclusive One Bedroom Maisonette | Private gated Development | Finished To a High Specification |...



£1,050 pcm

1 bedroom apartment

+ Add to report

Colchester Road, Halstead

NO LONGER ADVERTISED

Marketed from 16 Apr 2025 to 23 Jun 2025 (67 days) by CANDLIN & CO LTD, Walsall

Candlin and Co Ltd Offer this charming one-bedroom apartment offers a unique opportunity for thos...

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: **2 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.



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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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