

LET PROPERTY PACK

INVESTMENT INFORMATION

Clevedon House, Prince Of
Wales Road, Cromer, NR27

220995938

 www.letproperty.co.uk





Property Description

Our latest listing is in Clevedon House, Prince Of Wales Road, Cromer, NR27

Get instant cash flow of **£650** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.1%** 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...



Flat 12a, Clevedon House,
Prince Of Wales Road,
Cromer, NR27 9HR

220995938



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: £141.00 pm

Ground Rent: TBC

Lease Length: 954 years

Current Rent: £650

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £157,500.00 and borrowing of £118,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 157,000.00

25% Deposit £39,375.00

SDLT Charge £8,525

Legal Fees £1,000.00

Total Investment £48,900.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 800

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



Returns Based on Rental Income	£650	£800
Mortgage Payments on £118,125.00 @ 5%	£492.19	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£141.00	
Ground Rent	TBC	
Letting Fees	£65.00	£80.00
Total Monthly Costs	£713.19	£728.19
Monthly Net Income	-£63.19	£71.81
Annual Net Income	-£758.25	£861.75
Net Return	-1.55%	1.76%

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To **-£738.25**

Net Return **-1.51%**

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

Annual Net Income Adjusted To **-£1,500.75**

Net Return **-3.07%**

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 £140,000.



£140,000

1 bedroom penthouse for sale

Prince Of Wales Road, Cromer

NO LONGER ADVERTISED

Marketed from 6 Apr 2024 to 27 Aug 2024 (143 days) by Henleys, Cromer



£130,000

1 bedroom ground floor flat for sale

Prince Of Wales Road, Clevedon House Prince Of Wales Road, NR27

CURRENTLY ADVERTISED

Marketed from 22 Aug 2025 by Millers Estate Agents, Cromer

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £965 based on the analysis carried out by our letting team at **Let Property Management**.



£965 pcm

1 bedroom retirement property

Homecolne House, Loudon Road, Cromer, NR27

CURRENTLY ADVERTISED

Marketed from 22 Jul 2025 by My Future Living, My Future Living



£895 pcm

1 bedroom flat

Church Street, Cromer, NR27

CURRENTLY ADVERTISED

Marketed from 21 Sep 2025 by OpenRent, London

Current Tenant Profile



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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Cromer, NR27

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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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