

LET PROPERTY PACK

INVESTMENT INFORMATION

Fore Street, Liskeard, PL14

220029466

 www.letproperty.co.uk





Property Description

Our latest listing is in Fore Street, Liskeard, PL14

Get instant cash flow of **£700** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£839** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 125 years

Current Rent: £700

Market Rent: £839

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit **£31,750.00**

SDLT Charge **£6,390**

Legal Fees **£1,000.00**

Total Investment £39,140.00

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 £700 per calendar month but the potential market rent is

£ 839

Returns Based on Rental Income	£700	£839
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£70.00	£83.90
Total Monthly Costs	£481.88	£495.78
Monthly Net Income	£218.13	£343.23
Annual Net Income	£2,617.50	£4,118.70
Net Return	6.69%	10.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,440.70**
Adjusted To

Net Return **6.24%**

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

Annual Net Income **£2,213.70**
Adjusted To

Net Return **5.66%**

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 £130,000.



£130,000

2 bedroom flat for sale

Higher Lux Street, Liskeard, Cornwall, PL14

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jul 2023 to 12 Apr 2024 (259 days) by Stratton Creber, Liskeard

+ Add to report



£125,000

2 bedroom flat for sale

Lower Lux Street, Liskeard, Cornwall, PL14

CURRENTLY ADVERTISED

Marketed from 23 Aug 2025 by Stratton Creber, Liskeard

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

Wedgwood Court, Liskeard

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Dec 2024 to 16 Dec 2024 (14 days) by Stratton Creber, Liskeard

+ Add to report



£800 pcm

2 bedroom flat

Fore Street, Liskeard

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Feb 2025 to 26 Mar 2025 (37 days) by Stratton Creber, Liskeard

+ Add to report

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: **5 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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