

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Godstone, RH9

221777939











Property Description

Our latest listing is in High Street, Godstone, RH9

Get instant cash flow of £890 per calendar month with a 5.7% Gross Yield for investors.

This property has a potential to rent for £1,052 which would provide the investor a Gross Yield of 6.8% 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...







High Street, Godstone, RH9



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: £100.00 pm

Ground Rent: £9.16 pm

Lease Length: 67 years

Current Rent: £890

Market Rent: £1,052

221777939

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









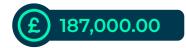
Initial Outlay





Figures based on assumed purchase price of £187,000.00 and borrowing of £140,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£46,750.00**

SDLT Charge £10,590

Legal Fees £1,000.00

Total Investment £58,340.00

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 £890 per calendar month but the potential market rent is



Returns Based on Rental Income	£890	£1,052
Mortgage Payments on £140,250.00 @ 5%	£584.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£9.16	
Letting Fees	£89.00	£105.20
Total Monthly Costs	£797.54	£813.74
Monthly Net Income	£92.47	£238.27
Annual Net Income	£1,109.58	£2,859.18
Net Return	1.90%	4.90%

Return Stress Test Analysis Report





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

Annual Net Income

£755.18

Adjusted To

Net Return

1.29%

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

Annual Net Income

£164.10

Adjusted To

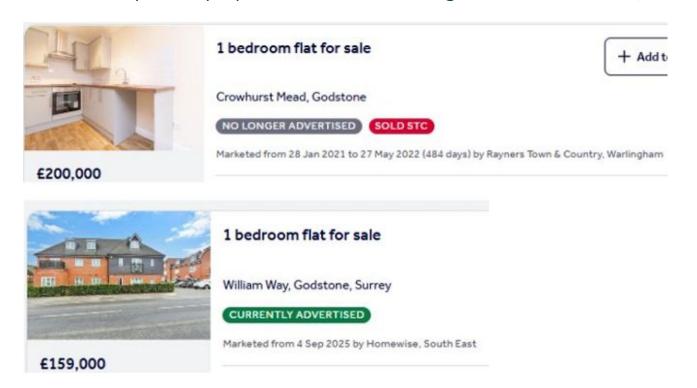
Net Return

0.28%

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 £200,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property**Management.



1 bedroom flat

William Way Godstone RH9

NO LONGER ADVERTISED

Marketed from 16 May 2025 to 18 Aug 2025 (93 days) by Hamptons, Caterham

£1,500 pcm



1 bedroom apartment

Pilllarbox House, Godstone Hill

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2025 to 29 Jul 2025 (45 days) by Robert Leech, Oxted

£1,375 pcm

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: **moved** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



High Street, Godstone, RH9



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.