

# LET PROPERTY PACK

## INVESTMENT INFORMATION

High Street, Godstone,  
RH9

221777939

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## 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...**



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RH9

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## 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**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







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

£ 187,000.00

25% Deposit £46,750.00

SDLT Charge £10,590

Legal Fees £1,000.00

Total Investment £58,340.00

# Projected Investment Return



The monthly rent of this property is currently set at £890 per calendar month but the potential market rent is

£ 1,052

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



| 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.



**1 bedroom flat for sale**

Crowhurst Mead, Godstone

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 28 Jan 2021 to 27 May 2022 (484 days) by Rayners Town & Country, Warlingham

**£200,000**

+ Add to



**1 bedroom flat for sale**

William Way, Godstone, Surrey

**CURRENTLY ADVERTISED**

Marketed from 4 Sep 2025 by Homewise, South East

**£159,000**

# 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**.



£1,500 pcm

## 1 bedroom flat

William Way Godstone RH9

NO LONGER ADVERTISED

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



£1,375 pcm

## 1 bedroom apartment

Pillarbox House, Godstone Hill

NO LONGER ADVERTISED

LET AGREED

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

# 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **moved  
within the last 2 years**



Payment history: **On time for length of tenancy**

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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