

LET PROPERTY PACK

INVESTMENT INFORMATION

Nelson Road, Worcester, WR2

221411265











Property Description

Our latest listing is in Nelson Road, Worcester, WR2

Get instant cash flow of £2,592.5 per calendar month with a 8.9% Gross Yield for investors.

With tenants 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...









5 Bedrooms

2 Bathrooms

Open-Plan Lounge

Modern Kitchen with Dining Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,592.5

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Lounge





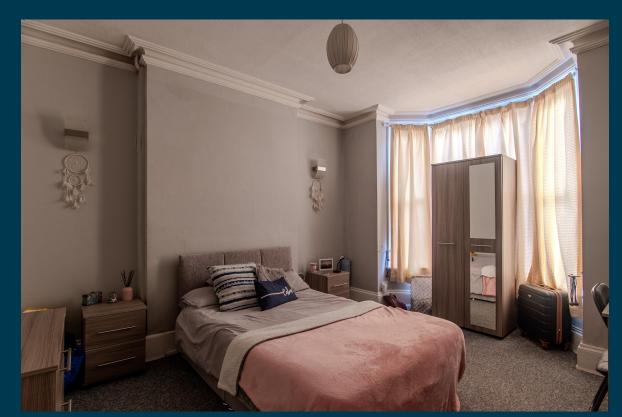
Kitchen





Bedrooms









Bathroom









Exterior









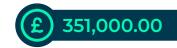
Initial Outlay





Figures based on assumed purchase price of £351,000.00 and borrowing of £263,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£87,750.00**

SDLT Charge £25,100

Legal Fees £1,000.00

Total Investment £113,850.00

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 £2,592.5 per calendar month.

Returns Based on Rental Income	£2,592.5
Mortgage Payments on £263,250.00 @ 5%	£1,096.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£259.25
Total Monthly Costs	£1,371.13
Monthly Net Income	£1,221.38
Annual Net Income	£14,656.50
Net Return	12.87%

Return Stress Test Analysis Report





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

Annual Net Income

£9,471.50

Adjusted To

Net Return

8.32%

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

Annual Net Income

£9,391.50

Adjusted To

Net Return

8.25%

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 £490,000.



5 bedroom end of terrace house for sale

+ Add

London Road, Worcester

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jun 2024 to 21 Nov 2024 (168 days) by Allan Morris Worcester, Worcester



£400,000

5 bedroom end of terrace house for sale

+ Add

St Dunstans Crescent, Battenhall, WR5

NO LONGER ADVERTISED

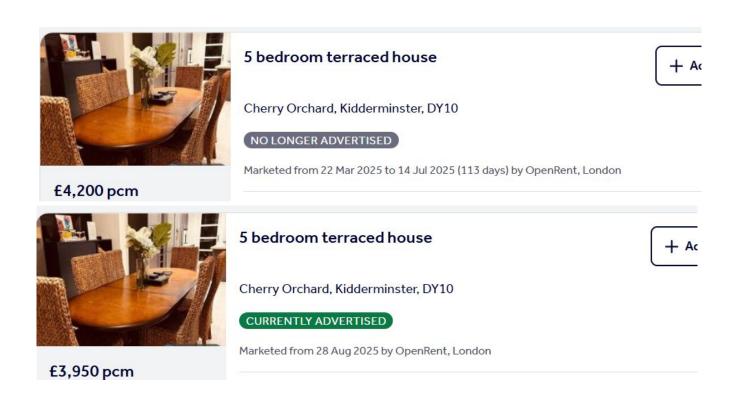
SOLD STC

Marketed from 16 Feb 2024 to 3 Oct 2024 (229 days) by Chancellors, Worcester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,200 based on the analysis carried out by our letting team at **Let Property Management**.



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**



Nelson Road, Worcester, WR2



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.