

LET PROPERTY PACK

INVESTMENT INFORMATION

Nelson Road, Worcester, WR2

221411265

 www.letproperty.co.uk





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...



Nelson Road, Worcester,
WR2

221411265



Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ **351,000.00**

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	TBC
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.



£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 Dunstons 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**.



£4,200 pcm

5 bedroom terraced house

Cherry Orchard, Kidderminster, DY10

NO LONGER ADVERTISED

Marketed from 22 Mar 2025 to 14 Jul 2025 (113 days) by OpenRent, London

+ Ac



£3,950 pcm

5 bedroom terraced house

Cherry Orchard, Kidderminster, DY10

CURRENTLY ADVERTISED

Marketed from 28 Aug 2025 by OpenRent, London

+ Ac

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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