

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Holborn Hill, Millom, LA18

220690233











### **Property Description**

Our latest listing is in Holborn Hill, Millom, LA18

Get instant cash flow of £368.33 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for £654 which would provide the investor a Gross Yield of 11.4% if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...







Holborn Hill, Millom, LA18



1 Bedroom

1 Bathroom

**Open-Plan Lounge and Dining Space** 

Well-Equipped Kitchen

Factor Fees: TBC

**Ground Rent: Leasehold** 

Lease Length: 981 years

Current Rent: £368.33

Market Rent: £654

# Lounge









# Kitchen









# Bedrooms









# **Bathroom**









# **Exterior**









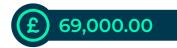
## **Initial Outlay**





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£17,250.00** 

SDLT Charge £3,450

Legal Fees £1,000.00

Total Investment £21,700.00

## **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 £368.33 per calendar month but the potential market rent is



Returns Based on Rental Income	£368.33	£654
Mortgage Payments on £51,750.00 @ 5%	£215.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Leasehold	
Letting Fees	£36.83	£65.40
Total Monthly Costs	£267.46	£296.03
Monthly Net Income	£100.87	£357.98
Annual Net Income	£1,210.46	£4,295.70
Net Return	5.58%	19.80%

### Return Stress Test Analysis Report





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

£2,987.70

Annual Net Income

- -

**Adjusted To** 

Net Return

13.77%

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

Annual Net Income

£3,260.70

Adjusted To

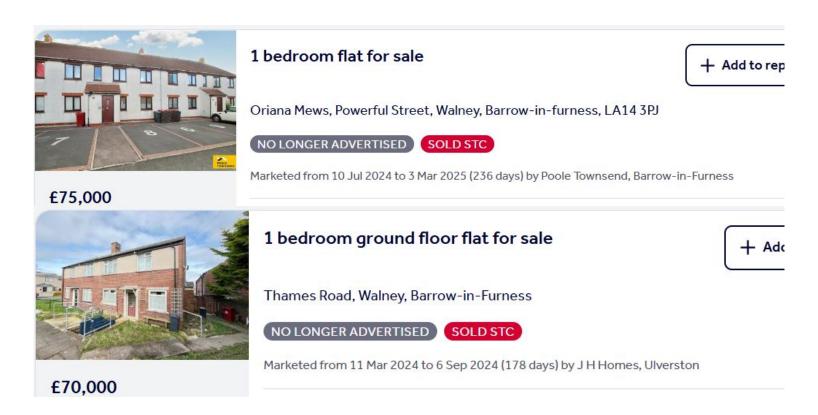
Net Return

15.03%

### Sale Comparables Report



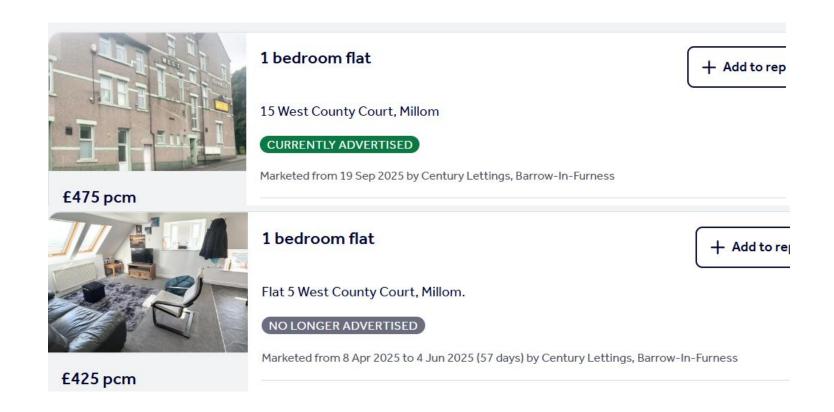
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £75,000.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £475 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** 



Holborn Hill, Millom, LA18



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.