

LET PROPERTY PACK

INVESTMENT INFORMATION

Farrier Street, Worcester, WR1

221453266











Property Description

Our latest listing is in Farrier Street, Worcester, WR1

Get instant cash flow of £5,135 per calendar month with a 10.2% Gross Yield for investors.

This property has a potential to rent for £6,214 which would provide the investor a Gross Yield of 12.3% 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...







Farrier Street, Worcester, WR1



8 Bedrooms

8 Bathrooms

Double Ensuites

Modern Kitchen with Dining Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £5,135

Market Rent: £6,214

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









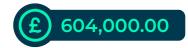
Initial Outlay





Figures based on assumed purchase price of £604,000.00 and borrowing of £453,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£151,000.00**

SDLT Charge £50,400

Legal Fees £1,000.00

Total Investment £202,400.00

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 £5,135 per calendar month but the potential market rent is



Returns Based on Rental Income	£5,135	£6,214
Mortgage Payments on £453,000.00 @ 5%	£1,887.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	Freehold	
Letting Fees	£513.50	£621.40
Total Monthly Costs	£2,416.00	£2,523.90
Monthly Net Income	£2,719.00	£3,690.10
Annual Net Income	£32,628.00	£44,281.20
Net Return	16.12%	21.88%

Return Stress Test Analysis Report





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

£31,853.20

Annual Net Income

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Adjusted To

Net Return

15.74%

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

Annual Net Income

£35,221.20

Adjusted To

Net Return

17.40%

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 £885,000.



6 bedroom mews house for sale

+ Add to repo

Bevere Manor South, Bevere Green, Bevere, Worcester. WR3 7RG

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jan 2025 to 13 Feb 2025 (21 days) by Allan Morris Worcester, Worcester

£885,000



8 bedroom mews house for sale

+ Add to

Farrier Street, Worcester, WR1 3BJ

NO LONGER ADVERTISED

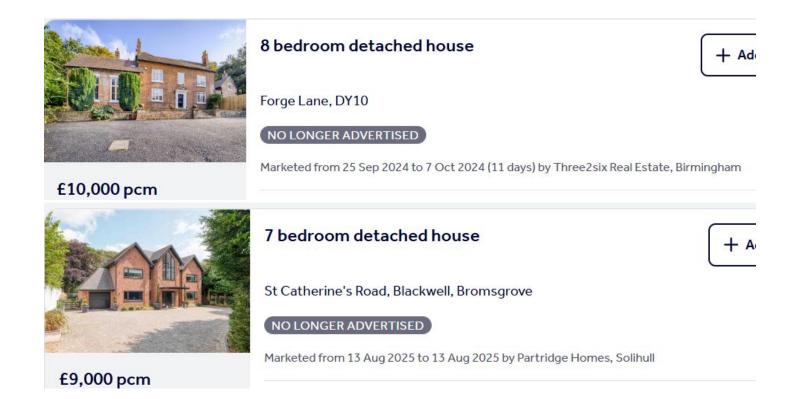
Marketed from 29 Feb 2024 to 7 Jan 2025 (312 days) by Arden Estates, Worcester

£550,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £10,000 based on the analysis carried out by our letting team at **Let Property Management**.







Interested in this property investment?

Call us on **0141 478 0985**



Farrier Street, Worcester, WR1



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.