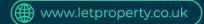


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Grange Road, Hastings, TN34

221656192











#### **Property Description**

Our latest listing is in Grange Road, Hastings, TN34

Get instant cash flow of £1,000 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £1,400 which would provide the investor a Gross Yield of 7.3% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Grange Road, Hastings, TN34



# **Property Key Features**

2 Bedrooms

2 Bathrooms

**Good Condition** 

**Balcony** 

Factor Fees: £193.33 pm

Ground Rent: £23.33 pm

Lease Length: 999 years

Current Rent: £1,000

Market Rent: £1,400

221656192

# Lounge







# Kitchen







## **Bedrooms**









# **Bathroom**









## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£57,500.00** 

SDLT Charge £13,600

Legal Fees £1,000.00

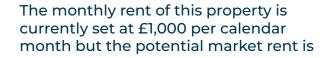
Total Investment £72,100.00

#### **Projected Investment Return**





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





Returns Based on Rental Income	£1,000	£1,400
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£193.33	
Ground Rent	£23.33	
Letting Fees	£100.00	£140.00
Total Monthly Costs	£1,050.41	£1,090.41
Monthly Net Income	-£50.41	£309.59
Annual Net Income	-£604.92	£3,715.08
Net Return	-0.84%	<b>5.15%</b>

## Return Stress Test Analysis Report





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

Annual Net Income

£915.08

Adjusted To

Net Return

1.27%

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

Annual Net Income

£545.04

Adjusted To

**Net Return** 

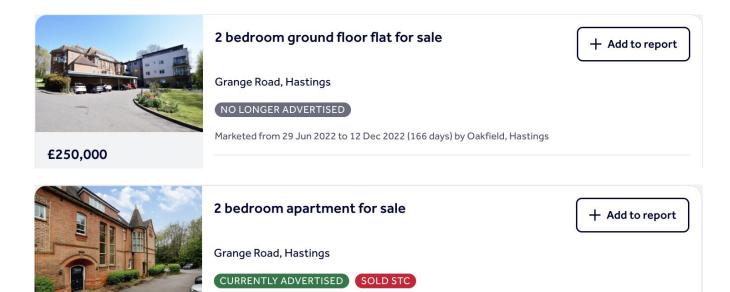
0.76%

## Sale Comparables Report

£150,000



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 £250,000.



Marketed from 25 Apr 2025 by Wyatt Hughes, St. Leonards-On-Sea

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

+ Add to report

23 Grange Road, HASTINGS

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Sep 2023 to 6 Nov 2023 (44 days) by Fox & Sons - Lettings, Hastings





2 bedroom apartment

+ Add to report

Grange Road, St Leonards on Sea

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Sep 2022 to 2 Nov 2022 (41 days) by Oliver & Bailey, Hastings

£995 pcm

#### **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: 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** 



Grange Road, Hastings, TN34



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.