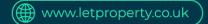


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Wilkes Avenue, Measham, Swadlincote, DE12 7LR and Saxeldy Road, Mowbray, LE14 3TU

220939188











#### **Property Description**

Our latest listing is in Wilkes Avenue, Measham, Swadlincote, DE12 7LR and Saxeldy Road, Mowbray, LE14 3TU

Get instant cash flow of £3,395 per calendar month with a 9.26% 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...







Wilkes Avenue, Measham, Swadlincote, DE12 7LR and Saxeldy Road, Mowbray, LE14 3TU



#### **Property Key Features**

6 Bedrooms

2 Bathrooms

Portfolio of 6 Bedroom Semi-Detached Houses

**Private Driveway Parking** 

**Private Front and Rear Gardens** 

**Easy Access to Local Amenities** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £3,395

## Lounge





#### Kitchen





#### **Bedrooms**









## **Bathroom**







#### **Exterior**









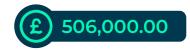
#### **Initial Outlay**





Figures based on assumed purchase price of £506,000.00 and borrowing of £379,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£126,500.00** 

SDLT Charge £40,600

Legal Fees £1,000.00

Total Investment £168,100.00

#### **Projected Investment Return**



£3,395

The monthly rent of this property is currently set at £3,395 per calendar month

**Returns Based on Rental Income** 



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



#### Return Stress Test Analysis Report





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

£10,721.00

Annual Net Income

**Adjusted To** 

Net Return

6.38%

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

Annual Net Income

£9,921.00

Adjusted To

Net Return

5.90%

#### **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: 15 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** 



Wilkes Avenue, Measham, Swadlincote, DE12 7LR and Saxeldy Road, Mowbray, LE14 3TU 20939188

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.

