

LET PROPERTY PACK

INVESTMENT INFORMATION

Zinzan Street Reading RG1

221969542

 www.letproperty.co.uk





Property Description

Our latest listing is in Zinzan Street Reading RG1

Get instant cash flow of **£3,915** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£3,915** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Zinzan Street Reading
RG1

221969542



Property Key Features

5 bedrooms

5 bathrooms

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,915

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £787,000.00 and borrowing of £590,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 787,000.00

25% Deposit £196,750.00

SDLT Charge £68,700

Legal Fees £1,000.00

Total Investment £266,450.00

Projected Investment Return



The monthly rent of this property is currently set at £3,915 per calendar month but the potential market rent is

£ 3,915

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



Returns Based on Rental Income	£3,915	£3,915
Mortgage Payments on £590,250.00 @ 5%	£2,459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£391.50	£391.50
Total Monthly Costs	£2,865.88	£2,865.88
Monthly Net Income	£1,049.13	£1,049.13
Annual Net Income	£12,589.50	£12,589.50
Net Return	4.72%	4.72%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,759.50**
Adjusted To

Net Return **1.79%**

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

Annual Net Income **£784.50**
Adjusted To

Net Return **0.29%**

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 £800,000.



£800,000

5 bedroom town house for sale

+ A

Champlain Street, Reading, Berkshire, RG2

NO LONGER ADVERTISED

Marketed from 28 Aug 2025 to 17 Sep 2025 (19 days) by Prospect Estate Agency, Reading



£780,000

5 bedroom terraced house for sale

Waylen Street, Reading, Berkshire, RG1

CURRENTLY ADVERTISED

Marketed from 6 Oct 2025 by Let Property Sales & Management, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,975 based on the analysis carried out by our letting team at **Let Property Management**.



£3,975 pcm

5 bedroom terraced house

Lincoln Road, Reading, Berkshire, RG2 0EX

CURRENTLY ADVERTISED

Marketed from 18 Nov 2024 by SPACE, Reading



£3,900 pcm

5 bedroom terraced house

Lincoln Road, Reading, Berkshire, RG2 0EX

CURRENTLY ADVERTISED

Marketed from 20 Oct 2025 by SPACE, Reading

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: **1 year+**



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.



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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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