

LET PROPERTY PACK

INVESTMENT INFORMATION

Gillingham Gate Road,
Gillingham, ME4

222172542

 www.letproperty.co.uk





Property Description

Our latest listing is in Gillingham Gate Road, Gillingham, ME4

Get instant cash flow of **£1,500** per calendar month with a **6.0%** Gross Yield for investors.

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...



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Property Key Features

2 bedroom

2 bathroom

Spacious Lounge

Balcony

Factor Fees: £250 pm

Ground Rent: TBC

Lease Length: 242 years

Current Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 230,000.00

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.



The monthly rent of this property is currently set at £1,500 per calendar month.

Returns Based on Rental Income	£1,500
Mortgage Payments on £172,500.00 @ 5%	£718.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£250.00
Ground Rent	TBC
Letting Fees	£150.00
Total Monthly Costs	£1,133.75
Monthly Net Income	£366.25
Annual Net Income	£4,395.00
Net Return	6.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,395.00**
Adjusted To

Net Return **1.93%**

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

Annual Net Income **£945.00**
Adjusted To

Net Return **1.31%**

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 £210,000.



£210,000

2 bedroom apartment for sale

+ Add to report

The Boathouse, Gillingham ME7

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Oct 2021 to 25 Aug 2022 (301 days) by Madison Brook, Lewisham



£210,000

2 bedroom flat for sale

+ Add to re

The Boathouse, Gillingham ME7

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Mar 2023 to 11 Jan 2024 (298 days) by Madison Brook, Lewisham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

2 bedroom flat

+ Add to report

Chatham Waters, North House, Gillingham Gate Road, Gillingham, ME4

NO LONGER ADVERTISED

Marketed from 13 Jan 2025 to 17 Jan 2025 (3 days) by X1 Sales & Lettings, Salford



£1,500 pcm

2 bedroom flat

+ Add to report

Gillingham Gate Road Gillingham ME4

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Feb 2025 to 4 Apr 2025 (44 days) by Acorn, Strood

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: **3 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.



Gillingham Gate Road, Gillingham, ME4

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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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