

LET PROPERTY PACK

INVESTMENT INFORMATION

Creswell Avenue, Preston,
PR2

222042172

 www.letproperty.co.uk





Property Description

Our latest listing is in Creswell Avenue, Preston, PR2

Get instant cash flow of **£775** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,015** which would provide the investor a Gross Yield of **8.1%** 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...



Creswell Avenue, Preston,
PR2

222042172



Property Key Features

3 Bedrooms

2 Bathrooms

Open-Plan Lounge and Dining Area

Fully-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £775

Market Rent: £1,015

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

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 £775 per calendar month but the potential market rent is

£ 1,015

Returns Based on Rental Income	£775	£1,015
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£77.50	£101.50
Total Monthly Costs	£561.25	£585.25
Monthly Net Income	£213.75	£429.75
Annual Net Income	£2,565.00	£5,157.00
Net Return	5.52%	11.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,127.00**
Adjusted To

Net Return **6.72%**

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

Annual Net Income **£2,907.00**
Adjusted To

Net Return **6.25%**

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 £265,000.



£265,000

3 bedroom terraced house for sale

+ A

Cottam Way, Cottam, Preston, Lancashire, PR4 0AZ

NO LONGER ADVERTISED

Marketed from 2 Oct 2024 to 2 Oct 2024 by Barratt Homes



£220,000

3 bedroom terraced house for sale

+ Ad

Hobby Street, Preston, PR4

NO LONGER ADVERTISED

Marketed from 9 Oct 2024 to 7 Apr 2025 (180 days) by Kingswood, Fulwood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom terraced house

Hobby Street, Preston, PR4

NO LONGER ADVERTISED

Marketed from 11 Dec 2024 to 12 Dec 2024 (1 days) by Kingswood, Fulwood

+ Ad



£1,150 pcm

3 bedroom terraced house

Hobby Street, Preston, PR4

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jun 2025 to 5 Aug 2025 (43 days) by Kingswood, Fulwood

+ Ad

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
within the last 2 years**



Payment history: **On time for length of tenancy**

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.



www.letproperty.co.uk

Creswell Avenue, Preston, PR2

222042172

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.



LETPROPERTY