

LET PROPERTY PACK

INVESTMENT INFORMATION

Station Road, Addlestone,
KT15 2AT

217331881

 www.letproperty.co.uk





Property Description

Our latest listing is in Station Road, Addlestone, KT15 2AT

Get instant cash flow of **£5,300** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£5,700** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

**A Portfolio of 2 Flats and a
Commercial Unit**

2 Bathrooms and Toilet Facilities

**Expansive Primary Business
Area**

Spacious Rooms

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £5,300

Market Rent: £5,700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £920,000.00 and borrowing of £690,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 920,000.00

25% Deposit £230,000.00

SDLT Charge £82,000

Legal Fees £1,000.00

Total Investment £313,000.00

Projected Investment Return



The monthly rent of this property is currently set at £5,300 per calendar month but the potential market rent is

£5,700



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£5,300	£5,700
Mortgage Payments on £690,000.00 @ 5%	£2,875.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£530.00	£570.00
Total Monthly Costs	£3,420.00	£3,460.00
Monthly Net Income	£1,880.00	£2,240.00
Annual Net Income	£22,560.00	£26,880.00
Net Return	7.21%	8.59%

Return Stress Test Analysis Report



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

Annual Net Income **£15,480.00**
Adjusted To

Net Return **4.95%**

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

Annual Net Income **£13,080.00**
Adjusted To

Net Return **4.18%**

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 £1,750,000.



£1,750,000

5 bedroom detached house for sale

+ Add to report

Crockford Park Road, Addlestone, Surrey, KT15

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 May 2024 to 17 Dec 2024 (209 days) by Knight Frank, Weybridge



£1,499,000

7 bedroom semi-detached house for sale

+ Add to report

Crockford Park Road, Addlestone, Surrey, KT15

NO LONGER ADVERTISED

Marketed from 18 Oct 2024 to 7 Feb 2025 (111 days) by Stirling Ackroyd Sales, West Byfleet

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £6,750 based on the analysis carried out by our letting team at **Let Property Management**.



£6,750 pcm

6 bedroom detached house

+ Add to report

Woburn Hill Addlestone KT15

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Nov 2024 to 27 Dec 2024 (42 days) by Hamptons, Weybridge



£6,750 pcm

6 bedroom detached house

+ Add to report

Woburn Hill, Addlestone, Surrey, KT15

NO LONGER ADVERTISED

Marketed from 22 Jun 2024 to 17 Oct 2024 (116 days) by Savills Lettings, Weybridge Lettings

Current Tenant Profile



As this property is currently tenanted, 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: **5 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.



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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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