

LET PROPERTY PACK

INVESTMENT INFORMATION

Bridge Court, Bridge Road,
Grays, RM17 6BW

218522654

 www.letproperty.co.uk





Property Description

Our latest listing is in Bridge Court, Bridge Road, Grays, RM17 6BW

Get instant cash flow of **£975** per calendar month with a **8.54%** Gross Yield for investors.

This property has a potential to rent for **£1,126** which would provide the investor a Gross Yield of **9.86%** if the rent was increased to market rate.

With a tenant 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...



Bridge Court, Bridge
Road, Grays, RM17 6BW

218522654



Property Key Features

1 Bedroom

1 Bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: £216 pm

Ground Rent: £8 pm

Lease Length: 62 years

Current Rent: £975

Market Rent: £1,126

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £158,000.00 and borrowing of £118,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 158,000.00

25% Deposit	£39,500.00
SDLT Charge	£8,560
Legal Fees	£1,000.00
Total Investment	£49,060.00

Projected Investment Return



The monthly rent of this property is currently set at £975 per calendar month but the potential market rent is

£1,126



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



Returns Based on Rental Income	£975	£1,126
Mortgage Payments on £118,500.00 @ 5%	£493.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£216.00	
Ground Rent	£8.00	
Letting Fees	£97.50	£112.60
Total Monthly Costs	£830.25	£845.35
Monthly Net Income	£144.75	£280.65
Annual Net Income	£1,737.00	£3,367.80
Net Return	3.54%	6.86%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,115.80**
Adjusted To

Net Return **2.27%**

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

Annual Net Income **£1,093.80**
Adjusted To

Net Return **2.23%**

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 £165,000.



£165,000

1 bedroom flat for sale

+ Add to report

Wyvern House, Bridge Road, Grays, RM17

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Mar 2025 by Griffin Residential Group, Grays

One Bedroom | Permit Parking | Ground Floor | Electric Heating | Great Location | Access To Train...



£160,000

1 bedroom flat for sale

+ Add to report

Bridge Road, Grays

NO LONGER ADVERTISED

Marketed from 28 May 2024 to 10 Jul 2024 (43 days) by Ashley Bennett, Grays

63 YEAR REMAINING LEASE | NO ONWARD CHAIN | IDEAL INVESTMENT | LARGE KITCHEN | BALCONY OF LOUNGE ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

1 bedroom apartment

Lewes Close, Grays

CURRENTLY ADVERTISED

Marketed from 13 Apr 2021 by Chandler & Martin, Orsett

+ Add to report

SPACIOUS DOUBLE BEDROOM | BRIGHT, OPEN-PLAN LOUNGE & DINING AREA | SEPARATE FULLY FITTED MODERN ...



£1,150 pcm

1 bedroom flat

College Close, Grays, RM17

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Dec 2024 to 4 Mar 2025 (63 days) by Griffin Residential Group, Grays

+ Add to report

ONE BEDROOM | GROUND FLOOR | LOCAL SHOPS | PARKING | CLOSE TO TRANSPORT | AVAILABLE JANUARY

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: **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.



www.letproperty.co.uk

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6BW

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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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