

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shrewsbury Road, Yeovil,  
BA21

220249316

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Shrewsbury Road, Yeovil, BA21

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



Shrewsbury Road, Yeovil,  
BA21

220249316



## Property Key Features

2 bedroom

2 bathroom

Spacious Room

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 105 years

Market Rent: £950

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 173,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £43,250.00 |
| SDLT Charge      | £9,610     |
| Legal Fees       | £1,000.00  |
| Total Investment | £53,860.00 |

# Projected Investment Return



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



|                                       |           |
|---------------------------------------|-----------|
| Returns Based on Rental Income        | £950      |
| Mortgage Payments on £129,750.00 @ 5% | £540.63   |
| Est. Building Cover (Insurance)       | £15.00    |
| Approx. Factor Fees                   | TBC       |
| Ground Rent                           | TBC       |
| Letting Fees                          | £95.00    |
| Total Monthly Costs                   | £650.63   |
| Monthly Net Income                    | £299.38   |
| Annual Net Income                     | £3,592.50 |
| Net Return                            | 6.67%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,692.50**  
Adjusted To

Net Return                      **3.14%**

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

Annual Net Income      **£997.50**  
Adjusted To

Net Return                      **1.85%**

# 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 £150,000.



£150,000

## 2 bedroom flat for sale

Shrewsbury Road, Yeovil, Somerset, BA21

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Jan 2024 to 23 Aug 2024 (221 days) by Towers Wills, Yeovil

+ Add to report



£145,000

## 2 bedroom ground floor flat for sale

Shrewsbury Road, Yeovil, BA21

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Dec 2022 to 15 Sep 2023 (267 days) by Purplebricks, covering Bath

+ Add to

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 2 bedroom flat

Shrewsbury Road, Yeovil

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Aug 2024 to 6 Sep 2024 (8 days) by Martin & Co, Yeovil

+ Add to report



£895 pcm

## 2 bedroom flat

Abbey Manor, Yeovil

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2025 to 10 Jun 2025 (38 days) by YeoLets, Yeovil

+ Add to report

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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](http://www.letproperty.co.uk)

Shrewsbury Road, Yeovil, BA21

220249316

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**