

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Shrewsbury Road, Yeovil, BA21

220249316











## **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



2 bedroom

2 bathroom

**Spacious Room** 

**Well Maintained Property** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: 105 years

Market Rent: £950

220249316

# Lounge









## Kitchen









# Bedrooms









# **Bathroom**









## **Exterior**









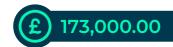
## **Initial Outlay**





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**



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



£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 report

## 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

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

LET AGREED



£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

+ 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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A



Fully compliant tenancy: N/A

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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Shrewsbury Road, Yeovil, BA21



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.