

LET PROPERTY PACK

INVESTMENT INFORMATION

Rea Street, Shrewsbury,
SY3

224730043

 www.letproperty.co.uk





Property Description

Our latest listing is in Rea Street, Shrewsbury, SY3

This property has a potential to rent for **£770** which would provide the investor a Gross Yield of **5.3%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Rea Street, Shrewsbury,
SY3

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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £770

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 175,000.00

25% Deposit £43,750.00

SDLT Charge £9,750

Legal Fees £1,000.00

Total Investment £54,500.00

Projected Investment Return



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



Returns Based on Rental Income	£770
Mortgage Payments on £131,250.00 @ 5%	£546.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£77.00
Total Monthly Costs	£638.88
Monthly Net Income	£131.13
Annual Net Income	£1,573.50
Net Return	2.89%

Return **Stress Test** Analysis Report



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

Annual Net Income **£33.50**
Adjusted To

Net Return **0.06%**

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

Annual Net Income **-£1,051.50**
Adjusted To

Net Return **-1.93%**

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 £179,995.



£179,995

1 bedroom terraced house for sale

+ Add to report

Besford Square, Belle Vue, Shrewsbury

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Dec 2024 to 30 Apr 2025 (145 days) by Holland Broadbridge, Shrewsbury



£175,000

1 bedroom semi-detached house for sale

+ Add to report

Lavender Way, Sutton Park, Shrewsbury, SY3 7TS

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jun 2025 to 12 Nov 2025 (139 days) by Zaza Johnson & Bath, Shrewsbury

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 pm based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom terraced house

Rocke Street, Shrewsbury

CURRENTLY ADVERTISED

LET AGREED

Marketed from 12 May 2026 by Cooper Green Pooks, Shrewsbury

+ Add to report



£850 pcm

2 bedroom terraced house

Trinity Street, Belle Vue, Shrewsbury

CURRENTLY ADVERTISED

LET AGREED

Marketed from 27 May 2026 by Cooper Green Pooks, Shrewsbury

+ 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.



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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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