

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Northwick Avenue,  
Worcester, WR3

224484726

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





## Property Description

Our latest listing is in Northwick Avenue, Worcester, WR3

Get instant cash flow of **£875** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£938** which would provide the investor a Gross Yield of **6.8%** 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...**



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Easy Access to Local Amenities**

**Factor Fees: £213 pm**

**Ground Rent: £8.33 pm**

**Lease Length: 987 years**

**Current Rent: £875**

**Market Rent: £938**

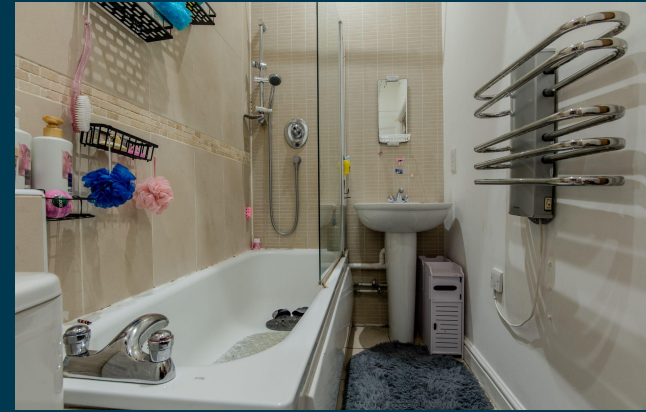
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£9,050
Legal Fees	£1,000.00
Total Investment	£51,300.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 938

Returns Based on Rental Income	£875	£938
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£213.00	
Ground Rent	£8.33	
Letting Fees	£87.50	£93.80
<b>Total Monthly Costs</b>	<b>£839.46</b>	<b>£845.76</b>
<b>Monthly Net Income</b>	<b>£35.55</b>	<b>£92.24</b>
<b>Annual Net Income</b>	<b>£426.54</b>	<b>£1,106.94</b>
<b>Net Return</b>	<b>0.83%</b>	<b>2.16%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£769.06**  
Adjusted To

Net Return                      **-1.50%**

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

Annual Net Income      **-£1,268.10**  
Adjusted To

Net Return                      **-2.47%**

# 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

## 2 bedroom apartment for sale

+ Add to report

Northwick Avenue, Barbourne, Worcester, WR3

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Aug 2024 to 27 Jan 2025 (173 days) by Shelton & Lines, Worcester



£160,000

## 2 bedroom apartment for sale

+ Add to report

11 Barbourne Works, Barbourne, Worcester, #Worcestershire WR3 7AT

NO LONGER ADVERTISED

Marketed from 15 May 2021 to 19 May 2021 (3 days) by FreeAgent247.com HQ, Worcestershire

# 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 apartment

+ Add to report

Barbourne Works, Northwick Avenue, Worcester, WR3

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Feb 2025 to 27 Mar 2025 (51 days) by Leaders Lettings, Worcester



£925 pcm

## 2 bedroom ground floor flat

+ Add to report

Barbourne

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2025 to 19 May 2025 (73 days) by Martin & Co, Worcester

# 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: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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.



**LETPROPERTY**