

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wharf Road, Grays, RM17

227269624

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





## Property Description

Our latest listing is in Wharf Road, Grays, RM17

Get instant cash flow of **£950** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

**Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.**

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



Wharf Road, Grays, RM17

227269624



## Property Key Features

2 Bedroom

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: £0.83 PM

Lease Length: 960 Years

Current Rent: £950 PM

Market Rent: £1,150 PM

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 190,000

SDLT Charge	£10,800
Legal Fees	£1,000
Total Investment	£201,800

# 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 £950 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£950	£1,150
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£0.00
Ground Rent		£0.83
Letting Fees	£95.00	£115.00
<b>Total Monthly Costs</b>	<b>£110.83</b>	<b>£130.83</b>
<b>Monthly Net Income</b>	<b>£839.17</b>	<b>£1,019.17</b>
<b>Annual Net Income</b>	<b>£10,070.04</b>	<b>£12,230.04</b>
<b>Net Return</b>	<b>4.99%</b>	<b>6.06%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£9,930**  
Adjusted To

Net Return                      **4.92%**

# 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 £200,000.



**£200,000**

## 2 bedroom flat for sale

+ Add to n

St Leonards Close, Grays

NO LONGER ADVERTISED

Marketed from 24 Oct 2025 to 27 Apr 2026 (185 days) by Owen Lyons, Grays - Sales



**£199,995**

## 2 bedroom maisonette for sale

+ Add t

Meesons Court, Grays



NO LONGER ADVERTISED

Marketed from 25 Mar 2025 to 30 Jun 2025 (96 days) by Owen Lyons, Grays - Sales

# 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**.

 <p><b>£1,200 pcm</b></p>	<p><b>2 bedroom flat</b></p> <p>Argent Street, Grays</p> <p>NO LONGER ADVERTISED <b>LET AGREED</b></p> <p>Marketed from 8 May 2025 to 2 Jun 2025 (24 days) by Owen Lyons, Grays - Lettings</p>	<p>+ Add</p>
 <p><b>£1,190 pcm</b></p>	<p><b>2 bedroom flat</b></p> <p>Jetty Walk, Grays, RM17</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 31 May 2025 to 5 Jun 2025 (4 days) by OpenRent, London</p>	<p>+ Add t</p>

# 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**

 Current term of tenancy: **3 years+**

 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.



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Wharf Road, Grays, RM17

PROPERTY ID: 12345678

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**