LET PROPERTY PACK

INVESTMENT INFORMATION

Wood Street, Kettering,
Northamptonshire, NN16

229320685

www.letproperty.co.uk





Property Description

Our latest listing is in Wood Street, Kettering, Northamptonshire, NN16

Get instant cash flow of **£2,549** per calendar month with a **12.2%** Gross Yield for investors.

This property has a potential to rent for **£2,700** which would provide the investor a Gross Yield of **13.0%** 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...



Wood Street, Kettering, Northamptonshire, NN16

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Property Key Features

5 Bedroom HMO

3 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £2,549

Market Rent: £2,700

Kitchen





Bedrooms







Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £250,000.00 and borrowing of £187,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 250,000.00

25% Deposit	**£62,500.00**
SDLT Charge	**£15,000**
Legal Fees	**£1,000.00**
Total Investment	**£78,500.00**

Projected Investment Return



The monthly rent of this property is currently set at £2,549 per calendar month but the potential market rent is £2,700

Returns Based on Rental Income	£2,549	£2,700
Mortgage Payments on £187,500.00 @ 5%	£781.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£254.90	£270.00
Total Monthly Costs	£1,051.15	£1,066.25
Monthly Net Income	£0.00	£1,633.75
Annual Net Income	£0.00	£19,605.00
Net Return	0.00%	24.97%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£14,205.00**
Net Return	**18.10%**

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

Annual Net Income Adjusted To	**£15,855.00**
Net Return	**20.20%**

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 £270,000.



£270,000

5 bedroom town house for sale

+ Add to report

Stamford Road, Kettering, Northamptonshire, NN16

NO LONGER ADVERTISED SOLD STC

Marketed from 19 Jan 2024 to 7 Jan 2025 (354 days) by Chris George The Estate Agent, Kettering



£260,000

5 bedroom terraced house for sale

+ Add to report

Bayes Street, Kettering

NO LONGER ADVERTISED SOLD STC

Marketed from 24 Oct 2024 to 14 Jul 2025 (262 days) by William H. Brown, Kettering

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £2,750 based on the analysis carried out by our letting team at **Let Property Management**.



£2,750 pcm

5 bedroom detached house

+ Add to report

Rushton Road, Rothwell, Kettering

NO LONGER ADVERTISED LET AGREED

Marketed from 7 Aug 2023 to 26 Sep 2023 (49 days) by Henderson Connellan, Kettering



£2,750 pcm

5 bedroom detached house

+ Add to report

Wold Road, Burton Latimer

NO LONGER ADVERTISED

Marketed from 15 Sep 2025 to 1 Oct 2025 (15 days) by Oscar James, Kettering

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.

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