

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Nursery Gardens, Butt  
Haw, Rochester, ME3

219338854

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





## Property Description

Our latest listing is in Nursery Gardens, Butt Haw, Rochester, ME3

Get instant cash flow of **£650** per calendar month with a **10.5%** Gross Yield for investors.

This property has a potential to rent for **£760** which would provide the investor a Gross Yield of **12.3%** 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...**



Nursery Gardens, Butt  
Haw, Rochester, ME3

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## Property Key Features

**Studio Flat**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £183.00 pm**

**Ground Rent: £10.41 pm**

**Lease Length: 62 years**

**Current Rent: £650**

**Market Rent: £760**

# Living Space



# Kitchen



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 74,000.00

SDLT Charge	<b>£3,700</b>
Legal Fees	<b>£1,000</b>
Total Investment	<b>£78,700</b>

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 760



Returns Based on Rental Income	£650	£760
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£183.00	
Ground Rent	£10.41	
Letting Fees	£75.00	£98.90
<b>Total Monthly Costs</b>	<b>£283.41</b>	<b>£307.31</b>
<b>Monthly Net Income</b>	<b>£466.59</b>	<b>£681.69</b>
<b>Annual Net Income</b>	<b>£5,599.08</b>	<b>£8,180.28</b>
<b>Net Return</b>	<b>7.11%</b>	<b>10.39%</b>

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      **£2,812**  
Adjusted To

Net Return                      **3.57%**



# 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 £120,000.



**2 bedroom maisonette for sale** + Add t

Flack Gardens, Hoo, Kent, ME3

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 13 Aug 2021 to 9 Sep 2022 (392 days) by Robinson Michael & Jackson, Strood

**£120,000**



**1 bedroom flat for sale**

Nursery Gardens, Butt Haw Close, Hoo, Rochester, ME3

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 10 Jul 2021 to 24 Feb 2022 (229 days) by Your Move, Hoo

**£110,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

## Studio flat

+ Add

Ocean Drive, Gillingham, Kent, ME7

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Feb 2026 to 19 Feb 2026 (16 days) by Robinson Michael & Jackson, Rainham



£1,000 pcm

## Studio apartment

+ Add to rep

Marina Point West, Chatham

NO LONGER ADVERTISED






LET AGREED

Marketed from 15 Jan 2026 to 30 Jan 2026 (14 days) by Greenleaf Property Services Ltd, Rochester

# 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: **5 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.



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

Nursery Gardens, Butt Haw, Rochester,  
ME3

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**