

LET PROPERTY PACK

INVESTMENT INFORMATION

Pooleys Yard, Ipswich, IP2

220590427

 www.letproperty.co.uk





Property Description

Our latest listing is in Pooleys Yard, Ipswich, IP2

Get instant cash flow of **£975** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.8%** 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...



Pooleys Yard, Ipswich, IP2

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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £166 pm

Ground Rent: £25 pm

Lease Length: 105 years

Current Rent: £975

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£9,960
Legal Fees	£1,000.00
Total Investment	£55,460.00

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 £975 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£975	£1,150
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.00	
Ground Rent	£25.00	
Letting Fees	£97.50	£115.00
Total Monthly Costs	£859.75	£877.25
Monthly Net Income	£115.25	£272.75
Annual Net Income	£1,383.00	£3,273.00
Net Return	2.49%	5.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£973.00**
Adjusted To

Net Return **1.75%**

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

Annual Net Income **£903.00**
Adjusted To

Net Return **1.63%**

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 £160,000.



£160,000

2 bedroom apartment for sale

+ Add to report

Centrums Court, 2 Pooleys Yard

NO LONGER ADVERTISED

Marketed from 18 Oct 2022 to 1 Nov 2022 (13 days) by Beagle Property, Ipswich



£150,000

2 bedroom flat for sale

+ Add to report

Pooleys Yard, Vista Court, IP2

NO LONGER ADVERTISED

Marketed from 16 Apr 2025 to 24 Jun 2025 (69 days) by Potter's Estate Agents, Woodbridge

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

2 bedroom penthouse

Centrum Court, Pooleys Yard, Ranelagh Road

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2023 to 22 Jul 2023 (17 days) by Riverdale Estates Ltd, Ipswich

+ Add to report



£1,050 pcm

2 bedroom flat

Vista Court, Ipswich, IP2

CURRENTLY ADVERTISED

Marketed from 10 Oct 2025 by OpenRent, London

+ 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: **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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