

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Marina Heights, Pearl  
Lane, Gillingham, ME7

219338916

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





## Property Description

Our latest listing is in Marina Heights, Pearl Lane, Gillingham, ME7

Get instant cash flow of **£1,050** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,137** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

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



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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**In good order**

**Ideally situated for local  
amenities**

**Factor Fees: £166.00**

**Ground Rent: £125.00**

**Lease Length: 988 years**

**Current Rent: £1,050**

**Market Rent: £1,137**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £194,000.00 and borrowing of £145,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 194,000.00

25% Deposit	£48,500.00
SDLT Charge	£11,080
Legal Fees	£1,000.00
Total Investment	£60,580.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£ 1,137

Returns Based on Rental Income	£1,050	£1,137
Mortgage Payments on £145,500.00 @ 5%	£606.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.00	
Ground Rent	£125.00	
Letting Fees	£105.00	£113.70
<b>Total Monthly Costs</b>	<b>£1,017.25</b>	<b>£1,025.95</b>
<b>Monthly Net Income</b>	<b>£32.75</b>	<b>£111.05</b>
<b>Annual Net Income</b>	<b>£393.00</b>	<b>£1,332.60</b>
<b>Net Return</b>	<b>0.65%</b>	<b>2.20%</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 Adjusted To **-£941.40**

Net Return **-1.55%**

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

Annual Net Income Adjusted To **-£77.40**

Net Return **-0.13%**

# 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 £250,000.



£250,000

## 2 bedroom flat for sale

+ Add to report

Marina Heights, Pearl Lane, Gillingham, Kent, ME7

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Feb 2023 to 26 Nov 2023 (297 days) by Robinson Michael & Jackson, Rainham



£185,000

## 2 bedroom flat for sale

+ Add to report

Ocean Drive, Gillingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 May 2024 to 10 Jun 2024 (12 days) by Connells, Rainham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,300 pcm**

## 1 bedroom flat

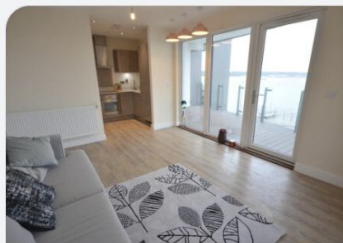
+ Add to report

The Boardwalk, Pearl Lane, Gillingham, ME7

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Sep 2025 to 17 Nov 2025 (60 days) by Chase Evans, Greenwich



**£1,275 pcm**

## 1 bedroom apartment

+ Add to report

The Peninsula, Pegasus Way, Gillingham

NO LONGER ADVERTISED






LET AGREED

Marketed from 18 Jul 2025 to 8 Sep 2025 (52 days) by Regal Estates, Rainham & Gillingham

# 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: **No**
-  Current term of tenancy: **No**
-  Standard Tenancy Agreement In Place: **No**
-  Payment history: **No**
-  Fully compliant tenancy: **No**  
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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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**