

LET PROPERTY PACK

INVESTMENT INFORMATION

Pierpoint Street,
Worcester, WR1

226641861

 www.letproperty.co.uk





Property Description

Our latest listing is in Pierpoint Street, Worcester, WR1

Get instant cash flow of **£730** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£821** which would provide the investor a Gross Yield of **9.0%** 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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £137 pm

Ground Rent: £20.83 pm

Lease Length: 105 years

Current Rent: £730

Market Rent: £821

Lounge



Kitchen



Bedroom



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

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 £730 per calendar month but the potential market rent is

£ 821

Returns Based on Rental Income	£730	£821
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£137.00	
Ground Rent	£20.83	
Letting Fees	£73.00	£82.10
Total Monthly Costs	£589.58	£598.68
Monthly Net Income	£140.42	£222.32
Annual Net Income	£1,685.04	£2,667.84
Net Return	4.96%	7.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,025.84**
Adjusted To

Net Return **3.02%**

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

Annual Net Income **£1,267.80**
Adjusted To

Net Return **3.73%**

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 £130,000.



£130,000

1 bedroom apartment for sale

+ Add to report

The Butts, Worcester

NO LONGER ADVERTISED

Marketed from 5 Jun 2024 to 7 Feb 2025 (246 days) by Allan Morris Worcester, Worcester



£125,000

1 bedroom apartment for sale

+ Add to report

The Hopmarket, Worcester, Worcestershire

NO LONGER ADVERTISED

Marketed from 11 Mar 2020 to 7 Nov 2021 (605 days) by Leaders Sales, Worcester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

1 bedroom flat

[+ Add to report](#)

Worcester, WR1

NO LONGER ADVERTISED

Marketed from 17 May 2024 to 24 May 2024 (7 days) by Purple Cactus Properties, Worcester



£875 pcm

1 bedroom apartment

[+ Add to report](#)

Magdala Court, The Butts, Worcester, WR1

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 May 2026 to 4 Jun 2026 (28 days) by The Property Centre, St Johns

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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