


LET PROPERTY PACK

INVESTMENT INFORMATION

Smithfield Road, Market
Drayton, TF9

213101292

 www.letproperty.co.uk





Property Description

Our latest listing is in Smithfield Road, Market Drayton, TF9

Get instant cash flow of **£620** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Property Key Features

1 Bedroom

1 Bathroom

Patio

Driveway

Factor Fees: £33.00 PM

Ground Rent: £25.00 PM

Lease Length: 978 years

Current Rent: £620

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



The monthly rent of this property is currently set at £620 per calendar month but the potential market rent is

£ 700



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



Returns Based on Rental Income	£620	£700
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£33.00	
Ground Rent	£25.00	
Letting Fees	£62.00	£70.00
Total Monthly Costs	£441.25	£449.25
Monthly Net Income	£178.75	£250.75
Annual Net Income	£2,145.00	£3,009.00
Net Return	7.06%	9.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,609.00**
Adjusted To

Net Return **5.29%**

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

Annual Net Income **£1,839.00**
Adjusted To

Net Return **6.05%**

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 £95,000.



£95,000

1 bedroom ground floor flat for sale

+ Add to report

The Brampton, Smithfield Road

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jan 2022 to 20 Jul 2023 (538 days) by Barbers, Market Drayton



£75,000

1 bedroom flat for sale

+ Add to report

SMITHFIELD ROAD, MARKET DRAYTON, TF9

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2020 to 9 Dec 2021 (426 days) by S & J Property Centres, Market Drayton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £789 based on the analysis carried out by our letting team at **Let Property Management**.



£789 pcm

1 bedroom flat

+ Add to report

Corbet Court, Market Drayton, Shropshire, TF9

NO LONGER ADVERTISED

Marketed from 9 Jan 2025 to 3 Mar 2025 (53 days) by Sanctuary Housing, Sanctuary Housing



£789 pcm

1 bedroom sheltered housing

+ Add to report

Corbet Court, Market Drayton, Shropshire, TF9

NO LONGER ADVERTISED

Marketed from 19 Nov 2024 to 28 May 2025 (190 days) by Sanctuary Housing, Sanctuary Housing

Current Tenant Profile



As this property is currently tenanted, 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 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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