LET PROPERTY PACK

INVESTMENT INFORMATION

Maria Street, Harwich,
CO12

229263556

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Maria Street, Harwich, CO12

Get instant cash flow of **£1,095** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.9%** 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...



Maria Street, Harwich, CO12

229263556

Property Key Features

5 bedrooms

1 bathroom

Spacious Living Spaces

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,095

Market Rent: £1,150

Lounge



Kitchen



Bedrooms







Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £175,000.00 and borrowing of £131,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 175,000.00

25% Deposit	**£43,750.00**
SDLT Charge	**£9,750**
Legal Fees	**£1,000.00**
Total Investment	**£54,500.00**

Projected Investment Return



The monthly rent of this property is currently set at £1,095 per calendar month but the potential market rent is £ 1,150

Returns Based on Rental Income	£1,095	£1,150
Mortgage Payments on £131,250.00 @ 5%	£546.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£109.50	£115.00
Total Monthly Costs	£671.38	£676.88
Monthly Net Income	£423.63	£473.13
Annual Net Income	£5,083.50	£5,677.50
Net Return	9.33%	10.42%

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	**£3,377.50**
Net Return	**6.20%**

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

Annual Net Income Adjusted To	**£3,052.50**
Net Return	**5.60%**

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 £200,000.



£200,000

5 bedroom terraced house for sale

+ Add to report

Victoria Street, Harwich, Essex, CO12

CURRENTLY ADVERTISED SOLD STC

Marketed from 16 Jun 2026 by Harwich Village Homes, Harwich



£185,000

5 bedroom town house for sale

+ Add to report

Harwich, Essex

NO LONGER ADVERTISED

Marketed from 3 Feb 2020 to 19 Sep 2020 (228 days) by Patrick James, Essex

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

5 bedroom terraced house

+ Add to report

Silk Street, Ipswich

NO LONGER ADVERTISED

Marketed from 19 Dec 2022 to 21 Feb 2023 (64 days) by haart, Ipswich



£1,250 pcm

5 bedroom town house

+ Add to report

Jennings Drift, Ipswich

NO LONGER ADVERTISED LET AGREED

Marketed from 16 Jan 2023 to 2 Mar 2023 (44 days) by Austwick Berry Estate Agents, Kesgrave

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: **5 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.



www.letproperty.co.uk

Maria Street, Harwich, CO12

229263556

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