

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Broad Street, Chesham,  
HP5

224107991

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





## Property Description

Our latest listing is in Broad Street, Chesham, HP5

Get instant cash flow of **£950** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **11.9%** 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...**



Broad Street, Chesham,  
HP5

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## Property Key Features

**Studio Flat**

**1 Bathroom**

**Spacious Living Spaces**

**Easy Access to Local Amenities**

**Factor Fees: £145.00 pm**

**Ground Rent: £24.00 pm**

**Lease Length: 113 years**

**Current Rent: £950**

**Market Rent: £1,200**

# Living Spaces



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 121,000.00

SDLT Charge	£6,050
Legal Fees	£1,000
Total Investment	£128,050

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,200



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



Returns Based on Rental Income	£950	£1,200
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£145.00	
Ground Rent	£24.00	
Letting Fees	£95.00	£120.00
<b>Total Monthly Costs</b>	<b>£279.00</b>	<b>£304.00</b>
<b>Monthly Net Income</b>	<b>£671.00</b>	<b>£896.00</b>
<b>Annual Net Income</b>	<b>£8,052.00</b>	<b>£10,752.00</b>
<b>Net Return</b>	<b>6.29%</b>	<b>8.40%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£8,352**  
Adjusted To

Net Return                      **6.52%**



# 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 £175,000.



£175,000

## Studio flat for sale

The Backs, Chesham

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Jul 2020 to 23 May 2022 (676 days) by Brown & Merry, Chesham



£170,000

## Studio flat for sale

Chesham, Buckinghamshire, HP5

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Jul 2024 to 18 Oct 2024 (95 days) by Chancellors, Chesham

# 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

## Studio flat

Chesham Road, Amersham, HP6

NO LONGER ADVERTISED

Marketed from 22 Nov 2025 to 16 Feb 2026 (86 days) by OpenRent, London



£1,250 pcm

## Ground maisonette

High Street, Bovington, Hemel Hempstead, Hertfordshire

CURRENTLY ADVERTISED

Marketed from 27 Nov 2024 by Ashtons, Village & Country


# 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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PROPERTY ID: 224107991

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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