

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wellington Street, Slough,  
SL1

222504328

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





## Property Description

Our latest listing is in Wellington Street, Slough, SL1

This property has a potential to rent for **£1,700** which would provide the investor a Gross Yield of **8.3%** 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...**



Wellington Street, Slough,  
SL1

222504328



## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Lounge**

**Well-Equipped Kitchen**

**Factor Fees: £292.00 pm**

**Ground Rent: £30.00 pm**

**Lease Length: 989 years**

**Market Rent: £1,700**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £247,000.00 and borrowing of £185,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 247,000.00

25% Deposit £61,750.00

SDLT Charge £14,790

Legal Fees £1,000.00

Total Investment £77,540.00

# Projected Investment Return



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



Returns Based on Rental Income	£1,700
Mortgage Payments on £185,250.00 @ 5%	£771.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£292.00
Ground Rent	£30.00
Letting Fees	£170.00
Total Monthly Costs	£1,278.88
Monthly Net Income	£421.13
Annual Net Income	£5,053.50
Net Return	6.52%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,653.50**  
Adjusted To

Net Return                      **2.13%**

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

Annual Net Income      **£1,708.50**  
Adjusted To

Net Return                      **2.20%**



# 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 £210,000.



£210,000

## 1 bedroom apartment for sale

Wellington Street, Slough

NO LONGER ADVERTISED

Marketed from 23 Feb 2023 to 10 Oct 2024 (595 days) by Connells, Slough

+ Add to report



£175,000

## 1 bedroom apartment for sale

Wellington Street, Slough, Berkshire, SL1

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jun 2022 to 8 Feb 2023 (252 days) by The Frost Partnership, Slough

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,800 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

## 1 bedroom flat

Skyline Apartments, Slough, SL1 1NB

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Aug 2020 to 22 Jun 2022 (684 days) by Elsewhere, Windsor

+ Add to report



£1,400 pcm

## 1 bedroom flat

The Grove, Slough, Berkshire, SL1

NO LONGER ADVERTISED

Marketed from 31 Mar 2024 to 25 Apr 2024 (25 days) by David Conway & Co, South Harrow - Sales

+ Add to report



Wellington Street, Slough, SL1

222504328

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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