

# 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...**



LET PROPERTY



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## 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



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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.



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

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£1,653.50</b>
Adjusted To	
Net Return	<b>2.13%</b>

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

Annual Net Income	<b>£1,708.50</b>
Adjusted To	
Net Return	<b>2.20%</b>

# 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.



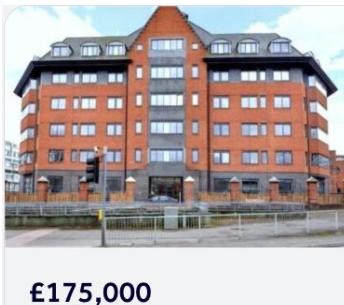
## 1 bedroom apartment for sale

Wellington Street, Slough

NO LONGER ADVERTISED

+ Add to report

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



## 1 bedroom apartment for sale

Wellington Street, Slough, Berkshire, SL1

NO LONGER ADVERTISED

SOLD STC

+ Add to report

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

# 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 bedroom flat**

**+ Add to report**

Skyline Apartments, Slough, SL1 1NB

NO LONGER ADVERTISED

LET AGREED

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

**£1,800 pcm**



**1 bedroom flat**

**+ Add to report**

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

**£1,400 pcm**



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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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