

LET PROPERTY PACK

INVESTMENT INFORMATION

Ability Systems, High
Street, Witney, OX28

227365121

 www.letproperty.co.uk





Property Description

Our latest listing is in Ability Systems, High Street, Witney, OX28

Get instant cash flow of **£3,000** per calendar month with a **6.9%** Gross Yield for investors.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

Don't miss out on this fantastic investment opportunity...



Ability Systems, High Street, Witney, OX28

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Property Key Features

3 Floors

1 Bathroom

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £3,000 PM

Market Rent: £3,000 PM

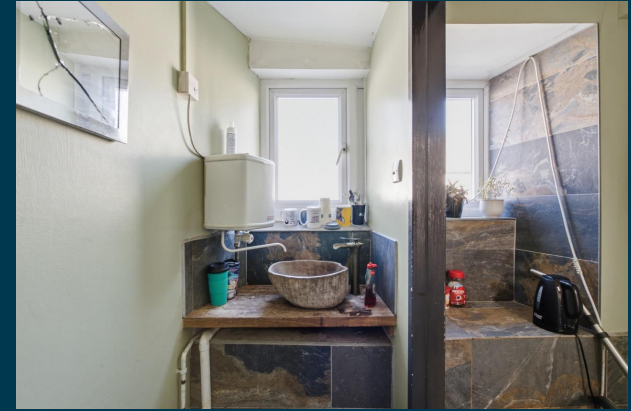
Reception Area



Primary Business Area



Bathroom



Exterior





Figures based on assumed purchase price of £522,500 and borrowing of £391,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 522,500.00

25% Deposit	£130,625.00
SDLT Charge	£42,250
Legal Fees	£1,000.00
Total Investment	£173,875.00

Projected Investment Return



The monthly rent of this property is currently set at £3,000 per calendar month but the potential market rent is

£ 3,000



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



Returns Based on Rental Income	£3,000	£3,000
Mortgage Payments on £391,875.00 @ 5%	£1,632.81	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£300.00	£300.00
Total Monthly Costs	£1,947.81	£1,947.81
Monthly Net Income	£1,052.19	£1,052.19
Annual Net Income	£12,626.25	£12,626.25
Net Return	7.26%	7.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,626.25**
Adjusted To

Net Return **3.81%**

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


Annual Net Income **£4,788.75**
Adjusted To

Net Return **2.75%**

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 £535,000.




£535,000 ♡


2843 sq ft
Wenisc House, 4 Meadow Court, High Street, Witney OX28
Office Investment in Witney Town Centre

Office Freehold

 Call Email

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The image shows a two-story brick office building with a courtyard area. The building has several windows and a flat roof. The courtyard is paved and has some greenery. The photo is taken from a low angle, looking towards the building.




£495,000 ♡

7300 sq ft
Units 5-10, West End Industrial Estate, Witney OX28
Multi-Let Industrial Estate Within The Market Town Of Witney

Industrial Freehold

 Call Email

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The image shows a long, single-story industrial building with multiple units. Each unit has a large white garage door. The building is situated in an industrial estate with a paved area in front. The photo is taken from a low angle, looking towards the building.

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,345 based on the analysis carried out by our letting team at **Let Property Management**.



£4,345 pcm

5 bedroom detached house

Maidley Close, Witney, Oxfordshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 May 2024 to 16 Jul 2024 (64 days) by Gatekeeper, Witney



£3,000 pcm

5 bedroom detached house

Skylark Way, WITNEY

NO LONGER ADVERTISED

Marketed from 23 Sep 2024 to 23 Oct 2024 (29 days) by Allen & Harris, Oxford

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**



Current term of tenancy: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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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