

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Paradise Road, Plymouth,  
PL1

222764581

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





## Property Description

Our latest listing is in Paradise Road, Plymouth, PL1

Get instant cash flow of **£770** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,009** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Paradise Road, Plymouth,  
PL1

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## Property Key Features

1 bedroom

2 bathroom

Ensuite

Easy Access to Local Amenities

Factor Fees: £215 pm

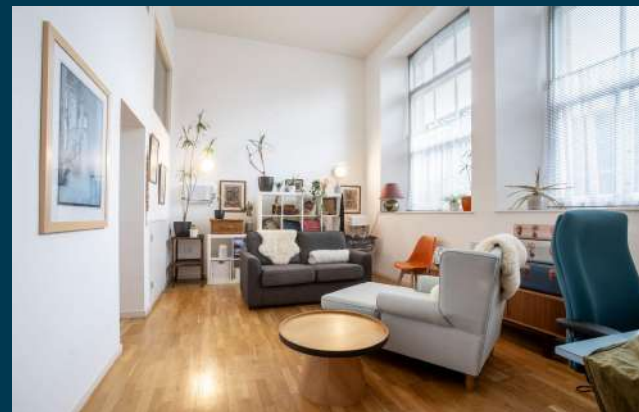
Ground Rent: £12.50 pm

Lease Length: 200 years

Current Rent: £770

Market Rent: £1,009

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	<b>£37,500.00</b>
SDLT Charge	<b>£8,000</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£46,500.00</b>

# Projected Investment Return



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



The monthly rent of this property is currently set at £770 per calendar month but the potential market rent is

£ 1,009

Returns Based on Rental Income	£770	£1,009
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£215.00	
Ground Rent	£12.50	
Letting Fees	£77.00	£100.90
<b>Total Monthly Costs</b>	<b>£788.25</b>	<b>£812.15</b>
<b>Monthly Net Income</b>	<b>-£18.25</b>	<b>£196.85</b>
<b>Annual Net Income</b>	<b>-£219.00</b>	<b>£2,362.20</b>
<b>Net Return</b>	<b>-0.47%</b>	<b>5.08%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£344.20**  
Adjusted To

Net Return                      **0.74%**

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

Annual Net Income      **£262.20**  
Adjusted To

Net Return                      **0.56%**

# 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 £185,000.



£185,000

## 2 bedroom apartment for sale

Paradise Road, Stoke, Plymouth

NO LONGER ADVERTISED

Marketed from 11 Apr 2024 to 18 Jul 2024 (97 days) by DC Lane, Plymouth

+ Add to report



£180,000

## 2 bedroom apartment for sale

Paradise Road, Plymouth, Devon, PL1

NO LONGER ADVERTISED

Marketed from 19 Jul 2024 to 13 Jun 2025 (328 days) by Pilkington Estates, Stoke

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,009 based on the analysis carried out by our letting team at **Let Property Management**.



£1,190 pcm

**2 bedroom flat**

Paradise Road, Plymouth, PL1

**NO LONGER ADVERTISED**

Marketed from 1 Aug 2025 to 29 Aug 2025 (28 days) by OpenRent, London

+ Add to report



£1,090 pcm

**2 bedroom flat**

Paradise Road, Plymouth, PL1

**NO LONGER ADVERTISED**

Marketed from 25 Sep 2025 to 20 Oct 2025 (24 days) by OpenRent, London

+ Add to report

# 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: **16 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.

