

LET PROPERTY PACK

INVESTMENT INFORMATION

Bath Road, Worcester,
WR5

225292020

 www.letproperty.co.uk





Property Description

Our latest listing is in Bath Road, Worcester, WR5

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.6%** 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..



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Property Key Features

2 bedroom

2 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £182 pm

Ground Rent: £16.60 pm

Lease Length: 101 years

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 189,000.00

25% Deposit	£47,250.00
SDLT Charge	£10,730
Legal Fees	£1,000.00
Total Investment	£58,980.00

Projected Investment Return



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



Returns Based on Rental Income	£1,200
Mortgage Payments on £141,750.00 @ 5%	£590.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£182.00
Ground Rent	£16.60
Letting Fees	£120.00
Total Monthly Costs	£924.23
Monthly Net Income	£275.78
Annual Net Income	£3,309.30
Net Return	5.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£909.30**
Adjusted To

Net Return **1.54%**

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

Annual Net Income **£673.50**
Adjusted To

Net Return **1.14%**

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 £300,000.



£300,000

2 bedroom penthouse for sale

+ Add to report

St Wulstan's Court WR5 3ED

NO LONGER ADVERTISED

Marketed from 3 Jan 2025 to 16 Sep 2025 (255 days) by EweMove, Covering West Midlands



£280,000

2 bedroom flat for sale

+ Add to report

Bath Road, Worcester

NO LONGER ADVERTISED

Marketed from 2 Jun 2023 to 20 Jun 2023 (18 days) by Connells, Worcester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

2 bedroom apartment

Bath Road, Worcester, WR5

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 May 2024 to 28 May 2024 (27 days) by Chancellors, Worcester

+ Add to report



£1,200 pcm

2 bedroom apartment

Worcester, Worcestershire

NO LONGER ADVERTISED


Marketed from 11 Oct 2023 to 17 Oct 2023 (5 days) by Fisher German, Worcester

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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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