

LET PROPERTY PACK

INVESTMENT INFORMATION

Priests Way, Swanage,
BH19

226733192

 www.letproperty.co.uk





Property Description

Our latest listing is in Priests Way, Swanage, BH19

Get instant cash flow of **£765** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£850.00** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

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...



Priests Way, Swanage,
BH19

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Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £170.84 PM

Ground Rent: £1.00 PM

Lease Length: 980 Years

Current Rent: £765.00 PM

Market Rent: £850.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

Projected Investment Return



The monthly rent of this property is currently set at £765 per calendar month but the potential market rent is

£ 850



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



Returns Based on Rental Income	£765	£850.00
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£170.84	
Ground Rent	£1.00	
Letting Fees	£76.50	£85.00
Total Monthly Costs	£669.59	£678.09
Monthly Net Income	£95.41	£171.91
Annual Net Income	£1,144.92	£2,062.92
Net Return	2.86%	5.14%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£362.92**

Net Return **0.91%**

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

Annual Net Income Adjusted To **£124.92**

Net Return **0.31%**

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 £139,995.



£139,995

2 bedroom mobile home for sale

+ Add to rep

Swanage Bay View Holiday Park

NO LONGER ADVERTISED

Marketed from 26 Feb 2024 to 7 Oct 2025 (588 days) by Swift Estate Agents, Plymouth



£134,995

2 bedroom park home for sale

+ Add to rep

Swanage Bay View, Priests Way, Swanage

NO LONGER ADVERTISED

Marketed from 10 May 2025 to 4 Sep 2025 (117 days) by Hull Gregson Hull, Swanage

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

2 bedroom flat

+ Add to req

Argyle Road, Swanage

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jul 2025 to 2 Sep 2025 (40 days) by Purbeck Property, Wareham



£850 pcm

2 bedroom flat

+ Add to req

HIGH STREET, SWANAGE

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jul 2025 to 9 Sep 2025 (42 days) by Corbens, Swanage

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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

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

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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