

LET PROPERTY PACK

INVESTMENT INFORMATION

Pembroke Street,
Plymouth PL1

226562519

 www.letproperty.co.uk





Property Description

Our latest listing is in Pembroke Street, Plymouth PL1

Get instant cash flow of **£750** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£814** which would provide the investor a Gross Yield of **7.8%** 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...



Pembroke Street,
Plymouth PL1

226562519



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £96.98 PM

Ground Rent: TBC

Lease Length: 131 Years

Current Rent: £750

Market Rent: £814

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 125,000

SDLT Charge	£6,250
Legal Fees	£1,000
Total Investment	£132,250

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 814

Returns Based on Rental Income	£750	£814
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£96.98	
Ground Rent	TBC	
Letting Fees	£75.00	£81.40
Total Monthly Costs	£186.98	£193.38
Monthly Net Income	£563.02	£620.62
Annual Net Income	£6,756.24	£7,447.44
Net Return	5.11%	5.63%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,819**
Adjusted To

Net Return **4.40%**



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 £160,000.



£160,000

3 bedroom flat for sale

+ Add to report

Plymouth, Devon, PL3

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jul 2025 to 13 Apr 2026 (256 days) by Pilkington Estates, Stoke



£150,000

3 bedroom maisonette for sale

+ Add to report

Raglan Road, Plymouth, Devon, PL1

CURRENTLY ADVERTISED

Marketed from 23 May 2026 by Miller Countrywide, Plymouth

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom flat

Park Street, PLYMOUTH

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 May 2026 to 1 Jun 2026 (26 days) by Fox & Sons - Lettings, St. Budeaux

+ Add to report



£950 pcm

3 bedroom flat

Three bedroom flat, Walker Terrace, Plymouth

CURRENTLY ADVERTISED

Marketed from 15 May 2026 by Falcon Properties, Plymouth

+ 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**

 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.



Pembroke Street, Plymouth PL1

PROPERTY ID: 12345678



www.letproperty.co.uk

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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