

LET PROPERTY PACK

INVESTMENT INFORMATION

Generator Hall, Electric
Wharf, Coventry, CV1 4JL

211797319

 www.letproperty.co.uk





Property Description

Our latest listing is in Generator Hall, Electric Wharf, Coventry, CV1 4JL

Get instant cash flow of **£1,200** per calendar month with a **8.1%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 Bedrooms

2 Bathrooms

Well Maintained Property

Private Parking

Factor Fees: £283.33 PM

Ground Rent: £12.50 PM

Lease Length: 127 years

Current Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£9,960
Legal Fees	£1,000.00
Total Investment	£55,460.00

Projected Investment Return



The monthly rent of this property is currently set at £1,200 per calendar month.



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,200
Mortgage Payments on £133,500.00 @ 5%	£556.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£283.33
Ground Rent	£12.50
Letting Fees	£120.00
Total Monthly Costs	£987.08
Monthly Net Income	£212.92
Annual Net Income	£2,555.04
Net Return	4.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£155.04**
Adjusted To

Net Return **0.28%**

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

Annual Net Income **£35.04**
Adjusted To

Net Return **0.06%**

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 £195,000.



2 bedroom apartment for sale + Add to report

Abbey Court, Priory Place, Coventry

CURRENTLY ADVERTISED

Marketed from 6 Jul 2021 by haart, Coventry

£195,000

CITY CENTRE LOCATION | POTENTIAL RENTAL £1,350PCM | OPEN PLAN LOUNGE/KITCHEN | TWO BEDROOMS | ENS...



2 bedroom apartment for sale + Add to report

Queens House, Queens Road, City Centre

CURRENTLY ADVERTISED

Marketed from 25 Nov 2024 by Shortland Horne, Coventry

£185,000

****Ideal First Time Buy or Investment**** A superb opportunity to acquire this luxury third floor tw...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 1250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom apartment

+ Add to report

Conisbrough Keep, Coventry

NO LONGER ADVERTISED

Marketed from 26 Oct 2023 to 18 Feb 2025 (481 days) by Envisage Sales & Lettings, Coventry

Modern Apartment | 2 Bedrooms | City Centre Location | Fully Furnished | 2 Bathrooms | Modern Ki...



£1,225 pcm

2 bedroom apartment

+ Add to report

Kings Chambers, 49 Queens Road, CV1

NO LONGER ADVERTISED LET AGREED

Marketed from 16 Jul 2024 to 30 Sep 2024 (75 days) by Leaders Lettings, Kenilworth

Two double bedrooms | Furnished | Great Location | NO DEPOSIT OPTION | 5 minutes to Central Coven...

Current Tenant Profile



As this property is currently tenanted, 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: **2 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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