

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wheelwright Place,  
Colchester, CO4

227175069

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





## Property Description

Our latest listing is in Wheelwright Place, Colchester, CO4

Get instant cash flow of **£900** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£997** 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...**



Wheelwright Place,  
Colchester, CO4

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## Property Key Features

**1 bedroom**

**1 bathroom**

**Spacious Rooms**

**Street Parking**

**Factor Fees: £150.00 PM**

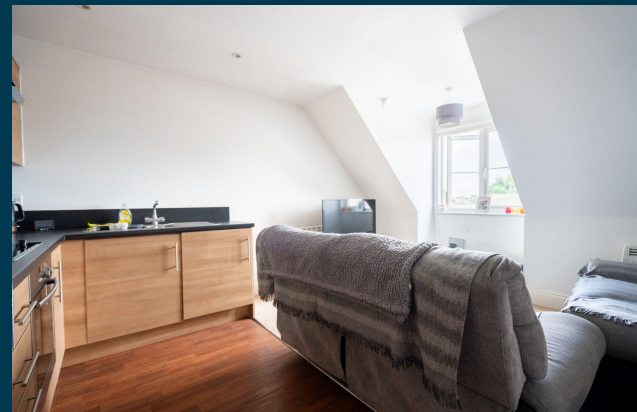
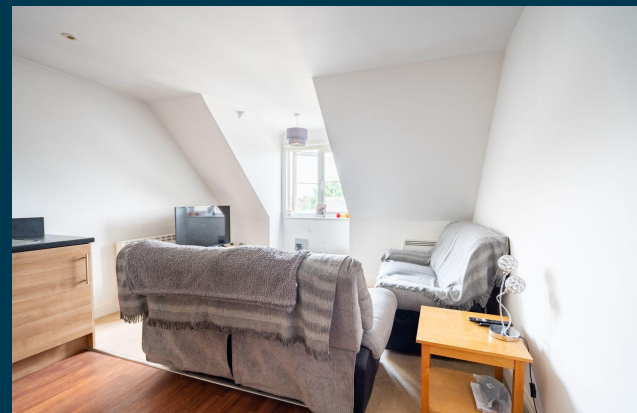
**Ground Rent: £20.83 PM**

**Lease Length: 105 years**

**Current Rent: £900**

**Market Rent: £997**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





## ASSUMED PURCHASE PRICE

£ 154,000.00

25% Deposit	£38,500.00
SDLT Charge	£8,280
Legal Fees	£1,000.00
Total Investment	£47,780.00

Figures based on assumed purchase price of £154,000.00 and borrowing of £115,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is



£ 997

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



Returns Based on Rental Income	£900	£997
Mortgage Payments on £115,500.00 @ 5%	£481.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£20.83	
Letting Fees	£90.00	£99.70
<b>Total Monthly Costs</b>	<b>£757.08</b>	<b>£766.78</b>
<b>Monthly Net Income</b>	<b>£142.92</b>	<b>£230.22</b>
<b>Annual Net Income</b>	<b>£1,715.00</b>	<b>£2,762.60</b>
<b>Net Return</b>	<b>3.59%</b>	<b>5.78%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£768.60**  
Adjusted To

Net Return                      **1.61%**

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

Annual Net Income      **£702.60**  
Adjusted To

Net Return                      **1.47%**

# 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

## 1 bedroom flat for sale

+ Add to report

Wheelwright Place, Mile End, Colchester

NO LONGER ADVERTISED

Marketed from 2 Apr 2024 to 14 Jan 2025 (287 days) by Connells, Colchester



£155,000

## 1 bedroom maisonette for sale

+ Add to report

Windmill Court, Mile End

NO LONGER ADVERTISED

Marketed from 4 Jun 2025 to 11 Jun 2025 (7 days) by Martin & Co, Colchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



[View details](#)

£1,000 pcm

## 1 bedroom apartment

[+ Add to report](#)

Leda Way, Colchester, Essex, CO4

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Nov 2023 to 5 Dec 2023 (28 days) by Harris + Wood, Colchester

Brand new apartment | Double bedroom | Large balcony | Kitchen with integrated appliances | Spaci



£995 pcm

## 1 bedroom maisonette

[+ Add to report](#)

Shepherd Drive, Mile End

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Feb 2024 to 27 Mar 2024 (55 days) by Martin & Co, Colchester

Spacious Coach House | Recently Refurbished inside | Private Garage & Parking | Kitchen Diner wi...

# 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.



**LETPROPERTY**