

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Station Road, Addlestone,  
Spacious Rooms  
KT15 2AT

217331881

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





## Property Description

Our latest listing is in Station Road, Addlestone, Spacious Rooms KT15 2AT

Get instant cash flow of **£5,300** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£5,700** which would provide the investor a Gross Yield of **7.9%** 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...



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## Property Key Features

**A Portfolio of 2 Flats and a  
Commercial Unit**

**2 Bathrooms and Toilet Facilities**

**Expansive Primary Business  
Area**

**Spacious Rooms**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £5,300**

**Market Rent: £5,700**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £920,000.00 and borrowing of £690,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 920,000.00

25% Deposit

£230,000.00

SDLT Charge

£82,000

Legal Fees

£1,000.00

Total Investment

£313,000.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £5,300.00 per calendar month but the potential market rent is

£ 5,700

Returns Based on Rental Income	£5,300.00	£5,700.00
Mortgage Payments on £646,500.00 @ 5%	£2,693.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£530.00	£570.00
Total Monthly Costs	£3,238.75	£3,278.75
Monthly Net Income	£2,061.25	£2,421.25
Annual Net Income	£24,735.00	£29,055.00
Net Return	8.45%	9.93%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£17,655.00**  
Adjusted To

Net Return      **6.03%**

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

Annual Net Income      **£16,125.00**  
Adjusted To

Net Return      **5.51%**

# 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 £1,750,000.



£1,750,000

## 5 bedroom detached house for sale

+ Add to report

Crockford Park Road, Addlestone, Surrey, KT15

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 May 2024 to 17 Dec 2024 (209 days) by Knight Frank, Weybridge



£1,499,000

## 7 bedroom semi-detached house for sale

+ Add to report

Crockford Park Road, Addlestone, Surrey, KT15

NO LONGER ADVERTISED

Marketed from 18 Oct 2024 to 7 Feb 2025 (111 days) by Stirling Ackroyd Sales, West Byfleet

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £6,750 based on the analysis carried out by our letting team at **Let Property Management**.



£6,750 pcm

6 bedroom detached house

+ Add to report

Woburn Hill Addlestone KT15

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Nov 2024 to 27 Dec 2024 (42 days) by Hamptons, Weybridge



£6,750 pcm

6 bedroom detached house

+ Add to report

Woburn Hill, Addlestone, Surrey, KT15

NO LONGER ADVERTISED

Marketed from 22 Jun 2024 to 17 Oct 2024 (116 days) by Savills Lettings, Weybridge Lettings

# 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**



Current term of tenancy: **5+ 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.



**LETPROPERTY**