

LET PROPERTY PACK

INVESTMENT INFORMATION

Catchacre, Dunstable, LU6
TQD

226496879

 www.letproperty.co.uk





Property Description

Our latest listing is in Catchacre, Dunstable, LU6 1QD

Get instant cash flow of **£1,300** per calendar month with a **8.2%** Gross Yield for investors.

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...



Catchacre, Dunstable,
LU6 1QD

226496879



Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £132.00pm

Ground Rent: £18.00pm

Lease Length: 92 years

Current Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£10,800
Legal Fees	£1,000.00
Total Investment	£59,300.00

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 £1,300 per calendar month.

Returns Based on Rental Income	£1,300
Mortgage Payments on £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£132.00
Ground Rent	£18.00
Letting Fees	£130.00
Total Monthly Costs	£888.75
Monthly Net Income	£411.25
Annual Net Income	£4,935.00
Net Return	8.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,335.00**
Adjusted To

Net Return **3.94%**

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

Annual Net Income **£2,301.00**
Adjusted To

Net Return **3.88%**

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 £210,000.



£210,000

2 bedroom maisonette for sale

+ Add to r

Catchacre, Dunstable, Bedfordshire, LU6

CURRENTLY ADVERTISED

Marketed from 13 Jan 2026 by Urban & Rural Property Services, Dunstable



£205,000

2 bedroom maisonette for sale

+ Add to repo

Catchacre, Dunstable, Bedfordshire, LU6

NO LONGER ADVERTISED SOLD STC

Marketed from 28 Jul 2020 to 20 Nov 2020 (114 days) by Taylors Estate Agents, Dunstable

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

2 bedroom end of terrace house

+ Add to report

Catchacre, Dunstable

NO LONGER ADVERTISED

Marketed from 29 Sep 2025 to 18 Nov 2025 (50 days) by Robinsons, Dunstable



£1,300 pcm

2 bedroom apartment

+ Add to report

Catchacre, Dunstable

NO LONGER ADVERTISED






LET AGREED

Marketed from 10 Nov 2025 to 5 Dec 2025 (24 days) by Kit Ram Residential, Bedford

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 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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