LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Wealdstone,
HA3

229041602

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LETPROPERTY



Property Description

Our latest listing is in High Street, Wealdstone, HA3

Get instant cash flow of **£4,800** per calendar month with a **12.7%** Gross Yield for investors.

This property has a potential to rent for **£6,000** which would provide the investor a Gross Yield of **15.8%** 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...



High Street, Wealdstone, HA3

229041602

Property Key Features

8 Bedroom

4 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: £0

Lease Length: 126 years

Current Rent: £4,800

Market Rent: £6,000

Lounge







Kitchen







Bedrooms







Bathroom

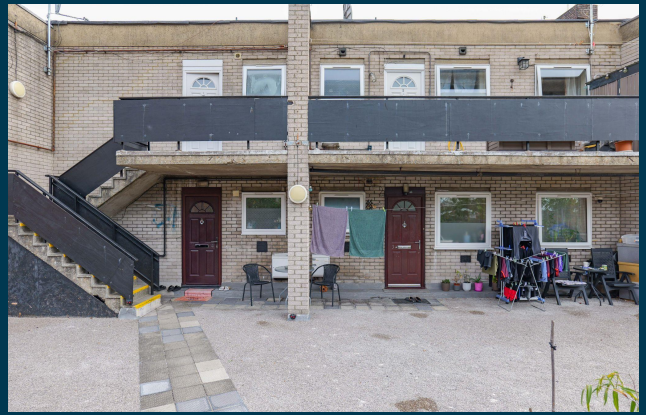


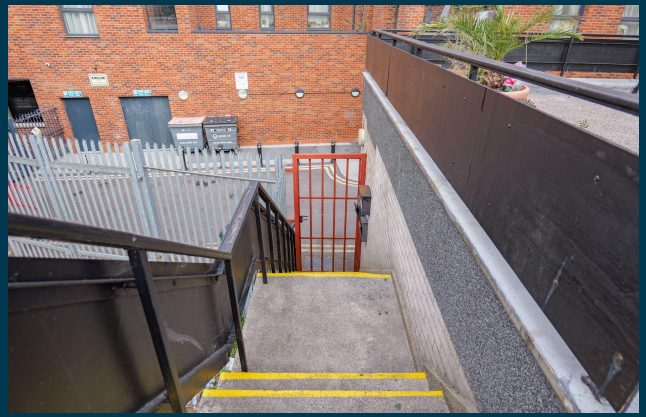




Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 455,000

SDLT Charge	**£35,500**
Legal Fees	**£1,000**
Total Investment	**£491,500**

Outlay figures based on assumed cash purchase of 455,000.

Projected Investment Return



The monthly rent of this property is currently set at £4,800 per calendar month but the potential market rent is £6,000

Returns Based on Rental Income	£4,800	£6,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£480.00	£600.00
Total Monthly Costs	£495.00	£615.00
Monthly Net Income	£4,305.00	£5,385.00
Annual Net Income	£51,660.00	£64,620.00
Net Return	10.51%	13.15%

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 Adjusted To	**£52,620**
Net Return	**10.71%**

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 £243,000.



2 bedroom flat for sale

+ Add to report

Headstone Drive, Harrow, HA3

NO LONGER ADVERTISED

Marketed from 24 Apr 2024 to 24 May 2024 (30 days) by Bettermove, Nationwide

£243,000



2 bedroom flat for sale

+ Add to re

Wolseley Road, Harrow, HA3

NO LONGER ADVERTISED

Marketed from 27 Apr 2021 to 25 May 2021 (28 days) by Foxtons Auction, Covering London

£240,000

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: **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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High Street, Wealdstone, HA3

PROPERTY ID: 229041602

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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