

¥

## **LET PROPERTY PACK**

#### **INVESTMENT** INFORMATION

Casson Street, London E1

205536112

( www.letproperty.co.uk

#### **LETPR®PERTY**



## **Property** Description

Our latest listing is in Casson Street, London El

Get instant cash flow of £8,500 per calendar month with a 5.8% 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...







Casson Street, London El

205536112

7 Bedroom 2 Bathroom Spacious Rooms

**Property Key Features** 

Lounge and Kitchen

Ø

Factor Fees: £0.00 Ground Rent: Freehold Lease Length: Freehold Current Rent: £8,500







## Kitchen





## Bedrooms





### Bathroom











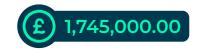
## **Initial** Outlay





purchase price of £1,745,000.00 and borrowing of £1,308,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£436,250.00
SDLT Charge	£173,000
Legal Fees	£1,000.00
Total Investment	£610,250.00

### **Projected** Investment Return



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	£8,500
Mortgage Payments on £1,308,750.00 @ 5%	£5,453.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£850.00
Total Monthly Costs	<mark>£6,318.13</mark>
Monthly Net Income	£2,181.88
Annual Net Income	£26,182.50
Net Return	<mark>4.29%</mark>



#### Return Stress Test Analysis Report





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

Annual Net Income **£9,182.50** Adjusted To

Net Return 1.50%

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

Annual Net Income **£7.50** Adjusted To

Net Return

0.00%

#### Sale Comparables Report

£1,850,000



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 £1,850,000.

	7 bedroom terraced house for sale Casson Street, London, E1 NO LONGER ADVERTISED	+ Add to report
	FREEHOLD BLOCK   LOCATED CLOSE TO CITY ( FANTASTIC TRANSPORT LINKS	OF LONDON   5 STOREY BUILDING
£1,850,000	Marketed from 5 Aug 2022 to 12 Dec 2022 (129 days) by Hu	nters, Tower Bridge
Floorplan		
Floorplan	7 bedroom apartment for sale Casson Street, London NO LONGER ADVERTISED	+ Add to report

Marketed from 24 Sep 2021 to 5 Oct 2022 (376 days) by Ali & Co Property Services, Grays

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £8,500 based on the analysis carried out by our letting team at **Let Property Management**.





#### £8,500 pcm

#### NO LONGER ADVERTISED LET AGREED

Brand New  $|\, \mbox{Private balcony boasting stunning city views}\;|\, 3$  generous bedrooms with floor to ceil...

Marketed from 26 Sep 2023 to 10 Oct 2023 (14 days) by Yours Link Limited, London

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: No





Standard Tenancy Agreement In Place: **No** 





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.



Current term of tenancy: Moved in within the last 2 years

Payment history: On time for length of tenancy





Casson Street, London E1

205536112

# Interested in this property investment?

## Make an offer or **book a viewing**

# 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.

