

LET PROPERTY PACK

INVESTMENT INFORMATION

Windsmoor Road
Brookenby, Binbrook,
Market Rasen, LN8

204710772

 www.letproperty.co.uk





Property Description

Our latest listing is in Windsmoor Road
Brookenby, Binbrook, Market Rasen, LN8

Get instant cash flow of **£575** per calendar
month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£775**
which would provide the investor a Gross Yield
of **6.2%** if the rent was increased to market
rate.

**With long term tenants currently situated
and a location that is accessible to various
amenities, this property will be the perfect
addition to an investors portfolio.**

**Don't miss out on this fantastic investment
opportunity...**



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Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Three Piece Bathroom

Current Rent: £575

Market Rent: £775

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£43,000.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 775

Returns Based on Rental Income	£575	£775
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Letting Fees	£57.50	£77.50
Total Monthly Costs	£541.25	£561.25
Monthly Net Income	£33.75	£213.75
Annual Net Income	£405.00	£2,565.00
Net Return	0.94%	5.97%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,015.00**
Adjusted To

Net Return **2.36%**

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

Annual Net Income **£315.00**
Adjusted To

Net Return **0.73%**

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 £165,000.



£165,000

Floorplan

3 bedroom semi-detached house for sale

Canberra Crescent, Brookenby, LN8

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Semi Detached House | Wolds Village Location | Larger Than Average Plot | Immaculately Presented ...

SOLD PRICE HISTORY

4 Oct 2023	£166,000
28 Sep 2018	£130,000
26 Apr 2006	£85,000

Marketed from 8 Jun 2023 to 2 Oct 2023 (116 days) by Lovelle Estate Agency, Market Rasen



£155,000

Floorplan

3 bedroom semi-detached house for sale

Javelin Avenue, Brookenby, LN8

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Semi Detached House | Wolds Village Location | Immaculately Presented | Spacious Accommodation | ...

SOLD PRICE HISTORY

19 Dec 2016	£82,950
2 Sep 2005	£93,000

Marketed from 12 Aug 2023 to 11 Dec 2023 (121 days) by Lovelle Estate Agency, Market Rasen

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

Floorplan

4 bedroom semi-detached house

Lincoln Road, Brookenby, LN8

+ Add to report

NO LONGER ADVERTISED

BRAND NEW 4 BED SEMI, WITH GARDEN & PARKING- Wolds Village Location This excellent semi detache...

Marketed from 23 Nov 2022 to 2 Dec 2022 (8 days) by Lovelle Estate Agency, Market Rasen



£600 pcm

3 bedroom semi-detached house

Javelin Avenue, Brookenby

+ Add to report

NO LONGER ADVERTISED LET AGREED

3 bedrooms | Upvc double glazing | Gas central heating | Entrance hall and lounge | Dining kitch...

SOLD PRICE HISTORY






27 Nov 1995	£11,500
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Marketed from 9 Feb 2022 to 1 Mar 2022 (20 days) by Perkins, George Mawer & Co, Market Rasen

Current Tenant Profile



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: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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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