

Buy to Let

Our helpful guide to purchasing investment property.



If you are considering investing in a buy to let residential property, our experienced team can help you through all stages of the process. We have acted for clients purchasing a wide range of property types including freehold and leasehold premises, existing properties and 'off plan' developments.

Here are some of matters we would consider with you:-

Choosing a property

Is the property suitable for residential letting?

This should be addressed from both a physical and legal perspective, assuming you are otherwise satisfied that the property and its location are suitable to command an acceptable rental. For the simplest proposition – a freehold self-contained house – the main concern will be to establish (ideally by professional survey) that the property can be economically presented for letting in good repair.

In addition, as part of your Landlord's obligations you will need to ensure you have obtained or complied with:

- A mortgage consent to let
- A gas safety certificate
- An electrical safety check
- Fire Safety Precautions
- Energy Performance Certificate
- The 'Right to Rent' requirements of the Immigration Act 2016

Remember, it is a criminal offence for a Landlord to supply any item with a property that is unsafe.

Leasehold flats however can additionally often involve a much wider range of restrictions for consideration typically relating to:

- Subletting
- The use of the premises
- The extent to which alterations might be permitted.

Financing your buy to let

How is the purchase to be funded?

If you are intending to borrow against the security of this or another property it will be important for you to understand the nature and scope of the conditions which are included in the mortgage facility. We will work closely with you and when required with brokers and financial advisors who arrange such facilities to help you through the lending process.

Tax implications

When purchasing a buy to let property, it is worth bearing in mind that there may be potential tax implications, namely:

- Income tax
- Inheritance tax
- Stamp Duty
- Capital Gains Tax

It is essential that you take the appropriate advice from an Accountant or other independent financial advisor.

Managing your buy to let property

Letting the property

If you are not using suitably qualified managing agents, we can assist you with the preparation of a letting pack encompassing prescribed information, deposit protection scheme, form of tenancy and checklist of important steps.

For more information about how we can help you with the purchase of your investment property, please contact Sammi Hsu on 020 7462 6026, sh@cbglaw.co.uk or Alex Hutchings on 020 7462 6961, ah@cbglaw.co.uk

