

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lockfield Runcorn, WA7

200607452

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Lockfield Runcorn, WA7

Get instant cash flow of **£625** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **10.7%** if the rent was increased to market rate.

**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...



Lockfield Runcorn, WA7

200607452



## Property Key Features

**2 bedrooms**

**2 bathrooms**

**Three piece bathroom and  
ensuite**

**Garden ground**

**Factor Fees: £100.00**

**Ground Rent: £136.00**

**Lease Length: 233**

**Current Rent: £625**

**Market Rent: £800**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £90,000 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£2,700
Legal Fees	£1,000.00
Total Investment	£26,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£625	£800
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£136.00	
Letting Fees	£62.50	£80.00
<b>Total Monthly Costs</b>	<b>£594.75</b>	<b>£612.25</b>
<b>Monthly Net Income</b>	<b>£30.25</b>	<b>£187.75</b>
<b>Annual Net Income</b>	<b>£363.00</b>	<b>£2,253.00</b>
<b>Net Return</b>	<b>1.39%</b>	<b>8.60%</b>

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      **£653.00**  
Adjusted To

Net Return                      **2.49%**

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

Annual Net Income      **£2,535.00**  
Adjusted To

Net Return                      **9.68%**



# 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 £80,000.



£88,000

## 2 bedroom apartment for sale

Lockfield, Runcorn, Cheshire, WA7

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

TO BE SOLD WITH TENANT IN SITU | TWO BEDROOMS | TWO BATHROOMS |  
ALLOCATED PARKING | FIRST FLOOR

Marketed from 7 Feb 2022 to 9 Sep 2022 (214 days) by Kay Collins Sales, Lettings & Property Management LTD, Wigan



£87,950

## 2 bedroom apartment for sale

Lockfield, Runcorn, Cheshire, WA7

+ Add to report

NO LONGER ADVERTISED

Two Bedrooms | En-suite to Master Bedroom | Open Plan Lounge/Dining Area |  
Separate Kitchen | Gro...

Marketed from 12 May 2022 to 25 Nov 2022 (196 days) by Kay Collins Sales, Lettings & Property Management LTD, Wigan

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,270 based on the analysis carried out by our letting team at **Let Property Management**.



£1,270 pcm

## 2 bedroom flat

Eversley House, Frodsham, WA6

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1857991

Marketed from 8 Nov 2023 to 17 Jan 2024 (70 days) by OpenRent, London



£1,200 pcm

## 2 bedroom penthouse

Trinity Gardens, Frodsham

+ Add to report

NO LONGER ADVERTISED LET AGREED






Two Bedroom Penthouse Duplex | Spacious and light accommodation | Fitted Kitchen | Two bathrooms ...

Marketed from 2 Jun 2023 to 21 Jul 2023 (48 days) by Denton Clark Rentals Ltd, Chester

# 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: **0-2 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.





[www.letproperty.co.uk](http://www.letproperty.co.uk)

Lockfield Runcorn, WA7

PROPERTY ID: 12345678

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.



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