

LET PROPERTY PACK

INVESTMENT INFORMATION

Rice Hey Road, Wallasey,
CH44 0DY

204548613

 www.letproperty.co.uk





Property Description

Our latest listing is in Rice Hey Road, Wallasey, CH44 0DY

Get instant cash flow of **£1,100** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



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Property Key Features

5 Bedroom

5 Bathroom

Spacious Rooms

Ensuite Bathroom

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length:

Current Rent: £1,100

Market Rent: £1,150

Kitchen



Bedrooms



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£5,700
Legal Fees	£1,000.00
Total Investment	£54,200.00

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,100	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£110.00	£115.00
Total Monthly Costs	£718.75	£723.75
Monthly Net Income	£381.25	£426.25
Annual Net Income	£4,575.00	£5,115.00
Net Return	8.44%	9.44%

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 **£2,815.00**
Adjusted To

Net Return **5.19%**

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

Annual Net Income **£2,265.00**
Adjusted To

Net Return **4.18%**

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 £148,000.



£150,000



4 bedroom terraced house for sale

Rice Hey Road, Wallasey, Wirral

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Virtual viewing available | Terraced house | Character features | Convenient location | Four bedr...

SOLD PRICE HISTORY	
15 Oct 2021	£148,000
19 Mar 2018	£99,000
19 Oct 2001	£38,000

Marketed from 9 Jul 2021 to 15 Oct 2021 (98 days) by Karl Tatler Estate Agents, Wallasey



£115,000



4 bedroom terraced house for sale

Rice Hey Road, Wallasey, Merseyside

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Four Bedrooms | Mid Terrace House | Lounge | Dining Room | Gas Central Heating | Upvc Double Glaz...

SOLD PRICE HISTORY	
2 Oct 2020	£108,000
25 Nov 2009	£102,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

5 bedroom house

Rice Lane, WALLASEY

+ Add to report

NO LONGER ADVERTISED

Five Bedroom | Terraced House | EPC Rating D | High Quality | Recently Refurbished

Marketed from 21 Apr 2023 to 13 Jun 2023 (52 days) by Jones & Chapman - Lettings, Prenton



£1,175 pcm

5 bedroom semi-detached house

Harvey Road, Wallasey, CH45

+ Add to report

NO LONGER ADVERTISED






No Agent Fees | Property Reference Number: 1146944

Marketed from 15 Oct 2022 to 20 Oct 2022 (5 days) by OpenRent, London

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.



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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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