

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Siding Court, Guest Street, Widnes, WA8

205491499









#### **Property Description**

Our latest listing is in Siding Court, Guest Street, Widnes, WA8

Get instant cash flow of £400 per calendar month with a 4.0% Gross Yield for investors.

This property has a potential to rent for £650 which would provide the investor a Gross Yield of 6.5% 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...







Siding Court, Guest Street, Widnes, WA8



2 Bedroom

1 Bathroom

Lounge and Kitchen

**Well Maintained Property** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: 231 years

**Current Rent: £400** 

Market Rent: £650

205491499

## Lounge



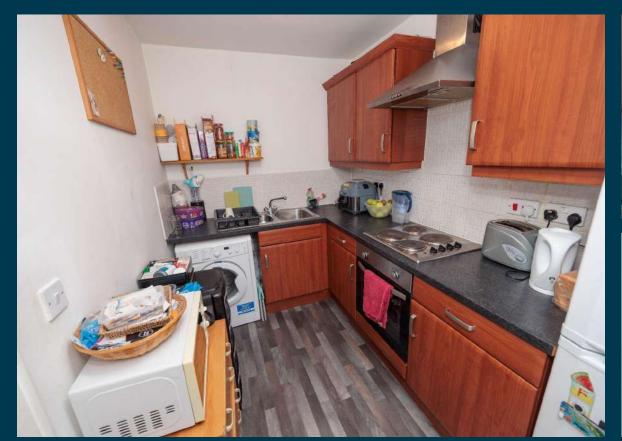






#### Kitchen









## Bedrooms









#### **Bathroom**









### **Exterior**









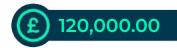
#### **Initial Outlay**





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£30,000.00** 

SDLT Charge £3,600

Legal Fees £1,000.00

Total Investment £34,600.00

#### **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.

The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is



Returns Based on Rental Income	£400	£650
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£40.00	£65.00
Total Monthly Costs	£430.00	£455.00
Monthly Net Income	-£30.00	£195.00
Annual Net Income	-£360.00	£2,340.00
Net Return	-1.04%	6.76%

#### **Return Stress Test Analysis** Report





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

£1,040.00

Annual Net Income

**Adjusted To** 

3.01%

Net Return

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

Annual Net Income

Adjusted To

£540.00

Net Return 1.56%

#### 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 £130,000.



4 bedroom block of apartments for sale 45a & 45b Lacey Street, Widnes

+ Add to report

+ Add to report

NO LONGER ADVERTISED SOLD STC

Two Self-Cotained Apartments | Landlords Only | Tenants in Situ | No Chain Delay | Great Investme....

Marketed from 8 Feb 2023 to 23 Jun 2023 (134 days) by Adams Estate Agents, Widnes



2 bedroom detached bungalow for sale Lugsdale Road, Widnes

NO LONGER ADVERTISED SOLD STC

TWO DOUBLE BEDROOMS | GOOD SIZE YARD | VIEWINGS HIGHLY ADVISED | WELL PRESENTED THROUGHOUT TOWN...

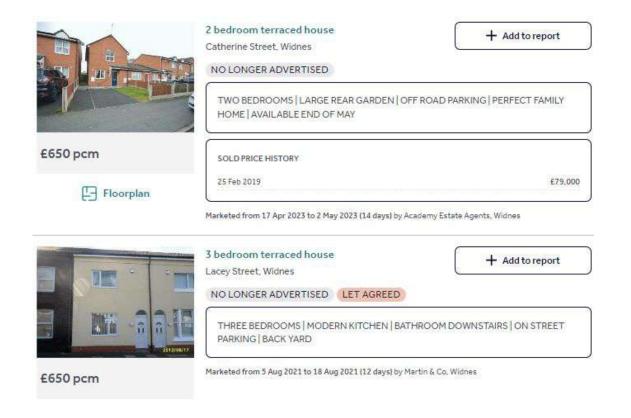
£140,000

Marketed from 14 May 2021 to 23 Aug 2022 (466 days) by Academy Estate Agents, Widnes

#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



#### **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



Current term of tenancy: 4 years+



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy



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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Siding Court, Guest Street, Widnes, WA8



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.