

LET PROPERTY PACK

INVESTMENT INFORMATION

Siding Court, Guest Street,
Widnes, WA8

205491499

 www.letproperty.co.uk





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

205491499



Property Key Features

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

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

£ 120,000.00

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

£ 650

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	TBC	
Ground Rent	TBC	
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

Annual Net Income **£1,040.00**
Adjusted To

Net Return **3.01%**

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

Annual Net Income **£540.00**
Adjusted To

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.



£140,000

4 bedroom block of apartments for sale

45a & 45b Lacey Street, Widnes

NO LONGER ADVERTISED SOLD STC

Two Self-Contained 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

+ Add to report



£140,000

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...

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

+ Add to report

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**.



£650 pcm



2 bedroom terraced house

Catherine Street, Widnes

+ Add to report

NO LONGER ADVERTISED

TWO BEDROOMS | LARGE REAR GARDEN | OFF ROAD PARKING | PERFECT FAMILY HOME | AVAILABLE END OF MAY

SOLD PRICE HISTORY

25 Feb 2019

£79,000

Marketed from 17 Apr 2023 to 2 May 2023 (14 days) by Academy Estate Agents, Widnes



£650 pcm

3 bedroom terraced house

Lacey Street, Widnes

+ Add to report

NO LONGER ADVERTISED LET AGREED

THREE BEDROOMS | MODERN KITCHEN | BATHROOM DOWNSTAIRS | ON STREET PARKING | BACK YARD

Marketed from 5 Aug 2021 to 18 Aug 2021 (12 days) by Martin & Co, Widnes

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.



 www.letproperty.co.uk

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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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