

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Barnston Towers Close,  
Wirral CH60

203257055

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## Property Description

Our latest listing is in Barnston Towers Close, Wirral CH60

This property has a potential to rent for **£870** which would provide the investor a Gross Yield of **4.2%** if the rent was increased to market rate.

**This property will be the perfect addition to an investors portfolio.**

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



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Wirral CH60

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Three Piece Bathroom**

**Factor Fees: £70**

**Market Rent: £870**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £250,000.00 and borrowing of £187,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 250,000.00

25% Deposit	£62,500.00
SDLT Charge	£7,500
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£71,000.00</b>

# Projected Investment Return

The monthly potential rent of this property is

£ 870



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.



Returns Based on Rental Income	£870	
Mortgage Payments on £187,500.00 @ 5%	£781.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£70	
Letting Fees	£87.00	
Total Monthly Costs	£796.25	£883.25
Monthly Net Income	-£796.25	-£13.25
Annual Net Income	-£9,555.00	-£159.00
Net Return	-13.46%	-0.22%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£1,899.00**  
Adjusted To

Net Return                      **-2.67%**

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

Annual Net Income      **-£3,909.00**  
Adjusted To

Net Return                      **-5.51%**

# 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 £275,000.



£275,000

Floorplan

### 3 bedroom semi-detached house for sale

Carol Drive, Heswall

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Immaculately Presented Three Bedroom Semi-Detached Family Home | Highly Sought After Location | O...

#### SOLD PRICE HISTORY

14 May 2016	£250,000
22 Jan 2016	£210,000
25 Jul 1997	£72,950

Marketed from 30 Nov 2020 to 22 Oct 2021 (325 days) by Bradshaw Farnham & Lea, Heswall



£275,000

Floorplan

### 3 bedroom semi-detached house for sale

Carol Drive, Heswall, Wirral, CH60

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Three Bedroom Semi Detached Family Home | In need of Modernisation | Driveway and Garage | Privat...

Marketed from 12 Mar 2024 by Bradshaw Farnham & Lea, Heswall

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £870 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

### 3 bedroom semi-detached house

Meadowcroft, Heswall, Wirral

+ Add to report

NO LONGER ADVERTISED

Semi-Detached | Three Bedrooms | Large Lounge | Kitchen-Dining Room | Garage and Off Road Parking...

Marketed from 10 Mar 2021 to 22 Mar 2021 (11 days) by Constables, Neston



£900 pcm

### 3 bedroom semi-detached house

Cherry Tree Mews, Heswall, Wirral

+ Add to report

NO LONGER ADVERTISED

Fully re-decorated | Semi-detached house | Set within Private Gated Complex | Three bedrooms | Ga...




SOLD PRICE HISTORY	
1 Aug 2008	£221,000
30 Sep 2005	£222,500

Marketed from 12 Nov 2021 to 13 Nov 2021 by Karl Tatler Estate Agents, Heswall

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



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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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