

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

East Float Quay, Dock Rd Birkenhead, CH41

209154153









## **Property Description**

Our latest listing is in East Float Quay, Dock Rd Birkenhead, CH41

Get instant cash flow of £775 per calendar month with a 4.0% Gross Yield for investors.

This property has a potential to rent for £1,400 which would provide the investor a Gross Yield of 7.3% 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...







East Float Quay, Dock Rd Birkenhead, CH41



2 Bedrooms

2 Bathrooms

**Spacious Rooms** 

**East Float River view** 

Factor Fees: £671

**Ground Rent: TBC** 

Lease Length: TBC

**Current Rent: £775** 

Market Rent: £1,400

209154153

# Lounge









## Kitchen









## **Bedrooms**









## Bathroom









## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£57,500.00** 

SDLT Charge £6,900

Legal Fees £1,000.00

Total Investment £65,400.00

### **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 £775 per calendar month but the potential market rent is

£	1,400

Returns Based on Rental Income	£775	£1,400
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£224.00	
Ground Rent	ТВС	
Letting Fees	£77.50	£140.00
Total Monthly Costs	£1,035.25	£1,097.75
Monthly Net Income	-£260.25	£302.25
Annual Net Income	-£3,123.00	£3,627.00
Net Return	<b>-4.78</b> %	5.55%

## Return Stress Test Analysis Report





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

Annual Net Income

£827.00

**Adjusted To** 

Net Return

1.26%

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

Annual Net Income

£177.00

Adjusted To

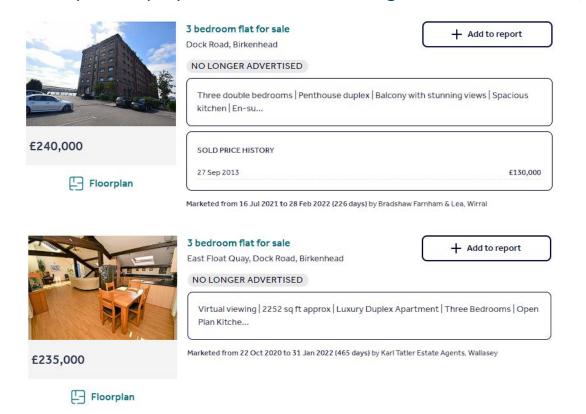
Net Return

0.27%

### 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 £240,000.



### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property**Management.



£1,800 pcm

#### 2 bedroom apartment

Miller's Quay, Wirral, CH41

+ Add to report

#### CURRENTLY ADVERTISED

Co - working lounge (Coming soon) | Residents Gym (Coming soon) | 24 hour on site team | Allocate...

Marketed from 3 Jun 2024 by JLL, Millers Quay



£1,100 pcm

#### 2 bedroom apartment

Dock Road, Birkenhead, Wirral, Merseyside, CH41

+ Add to report

#### **CURRENTLY ADVERTISED**

2 Bedroom Apartment | En-suite to master bedroom | Main Bathroom with overhead shower | Modern Ki...

Marketed from 22 Mar 2023 by Michele Webb Property Management, Liverpool

### **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: 6 months



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** 

www.letproperty.co.uk

East Float Quay, Dock Rd Birkenhead, CH41

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.

