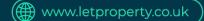


LET PROPERTY PACK

INVESTMENT INFORMATION

East Float Quay, Dock Road, Birkenhead CH41

209616033











Property Description

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

Get instant cash flow of £650 per calendar month with a 6.8% Gross Yield for investors.

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 7.8% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







East Float Quay, Dock Road, Birkenhead CH41



1 Bedroom

1 Bathroom

Modern Kitchen and Bathroom

Good Condition

Factor Fees: £1500

Ground Rent: £371

Lease Length: 132 years

Current Rent: £650

Market Rent: £750

209616033

Lounge









Kitchen





Bedrooms









Bathroom





Exterior









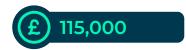
Initial Outlay





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£28,750.00**

SDLT Charge 3450

Legal Fees £1,000.00

Total Investment £33,200.00

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 £650 per calendar month but the potential market rent is



Returns Based on Rental Income	£650	£750
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£371.00	
Letting Fees	£65.00	£75.00
Total Monthly Costs	£810.38	£820.38
Monthly Net Income	-£160	-£70
Annual Net Income	-£1,925	-£845
Net Return	-5.80%	-2.54%

Return Stress Test Analysis Report





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

Annual Net Income

-£2,345

Adjusted To

Net Return

-7.06%

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

Annual Net Income

£1,883

Adjusted To

Net Return

5.67%

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 £138,000.



£138,000

1 bedroom flat for sale

East Float Quay, Dock Road, Birkenhead

NO LONGER ADVERTISED

Modern and Spacious One Bedroom Ground Floor Duplex Apartment | Benefiting from Being Offered for...

SOLD PRICE HISTORY



£115,000

1 bedroom flat for sale

East Float Quay, Dock Road, Wallasey

NO LONGER ADVERTISED

Virtual viewing tour | 740 Sq ft approx | Leasehold | Council tax band B | Desirable Apartment Bl...

SOLD PRICE HISTORY

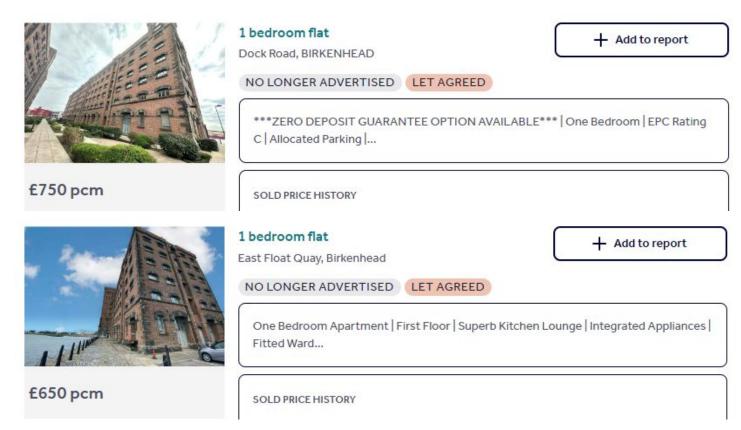
+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 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: 2 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**



East Float Quay, Dock Road, Birkenhead CH41

209616033

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.

