

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Borron Rd  
Newton-le-Willows WA12  
OJU

209558588

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Borron Rd,  
Newton-le-Willows WA12 0JU

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **5.0%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in Newton-le-Willows , it will make for a reliable long term investment for an investor.**

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



Borron  
Rd Newton-le-Willows  
WA12 0JU

209558588



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Backyard**

**Spacious room**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: Vacant**

**Market Rent: £950**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







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

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£65,400.00</b>

# 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.



Returns Based on Rental Income	£950
Mortgage Payments on £172,500.00 @ 5%	£718.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£95.00
<b>Total Monthly Costs</b>	<b>£828.75</b>
<b>Monthly Net Income</b>	<b>£121.25</b>
<b>Annual Net Income</b>	<b>£1,455.00</b>
<b>Net Return</b>	<b>2.22%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£445.00**  
Adjusted To

Net Return                      **-0.68%**

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


Annual Net Income      **-£1,995.00**  
Adjusted To

Net Return                      **-3.05%**

# 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 £260,000.




**3 bedroom semi-detached house for sale** [+ Add to report](#)


Vista Road, Newton-Le-Willows, WA12

**CURRENTLY ADVERTISED** **UNDER OFFER**


Marketed from 16 Aug 2024 by Ashtons Estate Agency, Newton-le-Willows

3 Bed Semi Detached | Modernised Through Out | Modern Fitted Kitchen | Driveway Parking for Sever...

 Sold price history: [View](#)

 Floor plan: [View](#)

£260,000



**3 bedroom semi-detached house for sale** [+ Add to report](#)

Borron Road, Newton-le-Willows, Merseyside, WA12

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 30 Apr 2024 by Bridgfords, Newton-le-Willows

Immaculate Semi Detached | Three Bedrooms | Three Bathrooms | Ideal Location | Family Home | Trip...

£260,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

3 bedroom semi-detached house

+ Add to report

Catherine Way, Newton-Le-Willows, WA12

NO LONGER ADVERTISED

Marketed from 3 May 2024 to 5 May 2024 (1 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2020245



£1,000 pcm

3 bedroom semi-detached house

+ Add to report

Barn Way, Newton-Le-Willows

NO LONGER ADVERTISED LET AGREED




Marketed from 13 Apr 2024 to 23 Apr 2024 (9 days) by Fraser Reeves Estate Agents, Newton-le-Willows

High quality finishes throughout | Double glazed | Good sized bedrooms | Large enclosed rear gard...

# 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.



Borron Rd Newton-le-Willows WA12 0JU

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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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