

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Percival Lane, Runcorn,  
WA7 4UY

210392857

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





## Property Description

Our latest listing is in Percival Lane, Runcorn, WA7 4UY

Get instant cash flow of **£730** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **11.2%** 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...



Percival Lane, Runcorn,  
WA7 4UY

210392857



## Property Key Features

**2 bedroom**

**1 bathroom**

**Close proximity to valuable amenities**

**Spacious Rooms**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £730**

**Market Rent: £1,200**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £129,000.00 and borrowing of £96,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 129,000.00

25% Deposit	£32,250.00
SDLT Charge	£3,870
Legal Fees	£1,000.00
Total Investment	£37,120.00

# Projected Investment Return



The monthly rent of this property is currently set at £730 per calendar month but the potential market rent is

£ 1,200



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	£730	£1,200
Mortgage Payments on £96,750.00 @ 5%	£403.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£73.00	£120.00
<b>Total Monthly Costs</b>	<b>£491.13</b>	<b>£538.13</b>
<b>Monthly Net Income</b>	<b>£238.88</b>	<b>£661.88</b>
<b>Annual Net Income</b>	<b>£2,866.50</b>	<b>£7,942.50</b>
<b>Net Return</b>	<b>7.72%</b>	<b>21.40%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,542.50**  
Adjusted To

Net Return                      **14.93%**

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

Annual Net Income      **£6,007.50**  
Adjusted To

Net Return                      **16.18%**

# 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 £185,000.



£185,000

## 2 bedroom semi-detached house for sale

+ Add to report

Campbeltown Close, Runcorn, WA7

NO LONGER ADVERTISED **SOLD STC**

Marketed from 13 Feb 2024 to 20 Aug 2024 (189 days) by Purplebricks, covering Warrington

Remaining NHBC Warranty | Parking And Private Garden | Well Presented Throughout | Modern Bathroom...

 Floor plan:

[View](#)



£165,000

## 2 bedroom semi-detached house for sale

+ Add to report

Clayton Crescent, Runcorn, Cheshire, WA7 4TR

**CURRENTLY ADVERTISED**

Marketed from 2 Aug 2024 by Adams Estate Agents, Runcorn



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

## 2 bedroom semi-detached house

+ Add to report

Kingsley Road, Frodsham

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Jun 2024 to 27 Jul 2024 (43 days) by Gascoigne Halman, Frodsham

Newly Refurbished Semi-Detached House | Open Views to The Front | Two Double Bedrooms | Smart New...

 Sold price history:

[View](#)

 Floor plan:

[View](#)



£1.250 pcm

## 2 bedroom detached house

+ Add to report

High Street, Frodsham

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Apr 2024 to 30 Apr 2024 (6 days) by Gascoigne Halman, Frodsham

# 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

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

Percival Lane, Runcorn, WA7 4UY

210392857

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.



**LETPROPERTY**