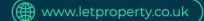


## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Percival Lane, Runcorn, WA7 4UY

210392641











## **Property Description**

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

Get instant cash flow of £2,350 per calendar month with a 8.2% Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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









## **Property Key Features**

**3 Commercial Units** 

**Large Primary Business Area** 

**Great Condition** 

**Prime Rental Location** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: TBC

Current Rent: £2,350

Percival Lane, Runcorn, WA7 4UY

21039264

## **Business Area**









## **Business Area**









## **Exterior**









## **Initial Outlay**





Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£86,250.00** 

SDLT Charge £15,100

Legal Fees £1,000.00

Total Investment £102,350.00

### **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 £2,350 per calendar month

Returns Based on Rental Income	£2,350
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£235.00
Total Monthly Costs	£1,328.13
Monthly Net Income	£1,021.88
Annual Net Income	£12,262.50
Net Return	11.98%

## Return Stress Test Analysis Report





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

Annual Net Income

£7,562.50

Adjusted To

Net Return

7.39%

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

Annual Net Income

£7,087.50

Adjusted To

Net Return

6.92%

#### **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: 3 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** 



Percival Lane, Runcorn, WA7 4UY



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.