

LET PROPERTY PACK

INVESTMENT INFORMATION

Percival Lane, Runcorn,
WA7 4UY

210392641

 www.letproperty.co.uk





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...



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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

Business Area



Business Area



Exterior





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

£ 345,000.00

| | |
|------------------|-------------|
| 25% Deposit | £86,250.00 |
| SDLT Charge | £15,100 |
| Legal Fees | £1,000.00 |
| Total Investment | £102,350.00 |

Projected Investment Return



The monthly rent of this property is currently set at £2,350 per calendar month



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 | £2,350 |
| Mortgage Payments on £258,750.00 @ 5% | £1,078.13 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | TBC |
| 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.



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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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