

LET PROPERTY PACK

INVESTMENT INFORMATION

Rice Lane, Wallasey, CH44

208473611

 www.letproperty.co.uk





Property Description

Our latest listing is in Rice Lane, Wallasey, CH44

Get instant cash flow of **£1,940** per calendar month with a **12.7%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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



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Property Key Features

4 bedroom

1 bathroom

Spacious Room

**Convenient Local Transport
Links**

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,940

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

Projected Investment Return



The monthly rent of this property is currently set at £1,940 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	£1,940
Mortgage Payments on £138,000.00 @ 5%	£575.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£194.00
Total Monthly Costs	£784.00
Monthly Net Income	£1,156.00
Annual Net Income	£13,872.00
Net Return	26.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£7,080.00**
Adjusted To

Net Return **-13.48%**

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

Annual Net Income **-£9,840.00**
Adjusted To

Net Return **-18.74%**

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 £180,000.



£180,000

4 bedroom terraced house for sale

Rice Lane, Wallasey

+ Add to report

NO LONGER ADVERTISED SOLD STC

Stunning Four Bed Mid Row Home | Stylish Kitchen and Bathroom | EPC Rating D | Council Tax Band A...

SOLD PRICE HISTORY



£180,000

4 bedroom terraced house for sale

Rice Lane, Wallasey, Wirral

+ Add to report

NO LONGER ADVERTISED

Investment opportunity | 1824 Sq ft approx | Freehold | Council tax band A | Substantial HMO | To...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

4 bedroom house

+ Add to report

Available With Zero Deposit Falkner Street L8 7PZ

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Sep 2022 to 28 Nov 2022 (80 days) by Entwistle Green, Liverpool



£2,000 pcm

4 bedroom terraced house

+ Add to report

Mount Street, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jul 2024 to 31 Jul 2024 (19 days) by Nationwide Estate Agents, Chorley

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.



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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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