

LET PROPERTY PACK

INVESTMENT INFORMATION

Poulton Road, Southport,
PR9

211054549

 www.letproperty.co.uk





Property Description

Our latest listing is in Poulton Road, Southport, PR9

Get instant cash flow of **£685** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

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 make for a rewarding addition to an investors portfolio.

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



Poulton Road, Southport,
PR9

211054549



Property Key Features

2 Bedrooms

1 Bathroom

Garden Ground Space

Modern Kitchen

Factor Fees: TBC

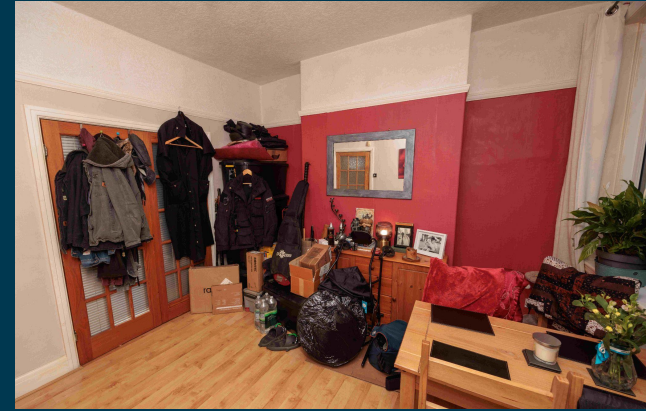
Ground Rent: TBC

Lease Length: freehold

Current Rent: £685

Market Rent: £1,150

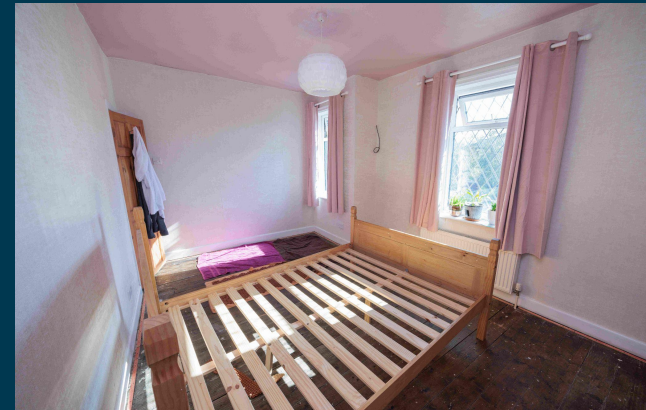
Lounge



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



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 £685 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£685	£1,150
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£68.50	£115.00
Total Monthly Costs	£658.50	£705.00
Monthly Net Income	£26.50	£445.00
Annual Net Income	£318.00	£5,340.00
Net Return	0.61%	10.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,040.00**
Adjusted To

Net Return **5.79%**

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


Annual Net Income **£2,580.00**
Adjusted To

Net Return **4.91%**

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 £250,000.




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

Poulton Road, Southport, PR9


NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Jul 2022 to 17 Feb 2023 (202 days) by Northwood, Southport

Newly Renovated Throughout | Three Reception Rooms | Superb Family Home | New Fitted Kitchen | Of...

 Floor plan: [View](#)

£250,000




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


Poulton Road, Southport

NO LONGER ADVERTISED **SOLD STC**

Marketed from 23 Mar 2021 to 17 Sep 2021 (177 days) by Flexi-Agent, Southport

Flexi-Agent are delighted to welcome to the market this two bedroom semi-detached property, ideal...

 Sold price history: [View](#)

 Floor plan: [View](#)

£130,000

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

3 bedroom semi-detached house

+ Add to report

Eliza Close, Churchtown, Southport, PR9 7AY

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Oct 2023 to 1 Dec 2023 (36 days) by Bailey Estates, Southport



£925 pcm

3 bedroom semi-detached house

+ Add to report

Poulton Road, Southport, PR9

NO LONGER ADVERTISED






LET AGREED

Marketed from 7 Mar 2023 to 17 Apr 2023 (40 days) by Northwood, Southport

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: **5 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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