

LET PROPERTY PACK

INVESTMENT INFORMATION

Crocus Street, Northwich,
CW8

210912410

 www.letproperty.co.uk





Property Description

Our latest listing is in Crocus Street, Northwich, CW8

Get instant cash flow of **£595** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

With a tenant situated, A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Garden Ground Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £595

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit £41,250.00

SDLT Charge £4,950

Legal Fees £1,000.00

Total Investment £47,200.00

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 800

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	£595	£800
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£59.50	£80.00
Total Monthly Costs	£590.13	£610.63
Monthly Net Income	£4.88	£189.38
Annual Net Income	£58.50	£2,272.50
Net Return	0.12%	4.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£672.50**
Adjusted To

Net Return **1.42%**

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

Annual Net Income **-£202.50**
Adjusted To

Net Return **-0.43%**

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 £160,000.00.



£160,000

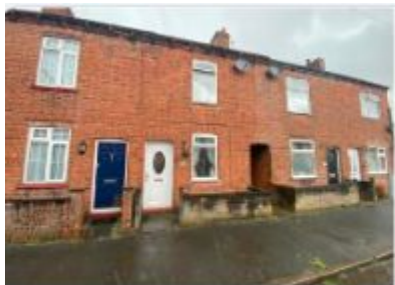
2 bedroom terraced house for sale

Townfield Lane, Barnton, Northwich, Cheshire, CW8

NO LONGER ADVERTISED

Marketed from 4 Oct 2023 to 23 Feb 2024 (141 days) by Reeds Rains, Northwich

+ Add to report



£150,000

2 bedroom terraced house for sale

Crocus Street, Barnton, Northwich

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Mar 2024 to 17 Apr 2024 (43 days) by Wheatcroft & Lloyd, Sandbach

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom semi-detached house

Runcorn Road, Northwich, Cheshire, CW8

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Dec 2024 to 18 Feb 2025 (69 days) by iAgent Homes, Northwich

+ Add to report



£850 pcm

2 bedroom semi-detached house

Old School Close, Barnton, NORTHWICH

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Sep 2024 to 25 Sep 2024 (18 days) by Swetenhams - Lettings, Northwich

+ Add to report

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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