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# LET PROPERTY PACK

## **INVESTMENT** INFORMATION

Bevan View, Warrington, WA5 OLQ

212029621

( www.letproperty.co.uk

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## **Property** Description

Our latest listing is in Bevan View, Warrington, WA5 0LQ

Get instant cash flow of £750 per calendar month with a 9.2% Gross Yield for investors.

This property has a potential to rent for **£846** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

The property has long term tenants currently situated, and located within a prime rental location in Warrington. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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

## **LETPR®PERTY**





# Bevan View, Warrington, WA5 OLQ

212029621

2 bedroomsFactor F1 bathroomGroundWell Maintained PropertyLease LoEasy access to local amenitiesCurrent

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**Property Key Features** 

Factor Fees: £150 Ground Rent: TBC Lease Length: 100 Current Rent: £750 Market Rent: £846 Lounge





## Kitchen





## Bedrooms





## Bathroom





## Exterior



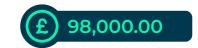






Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



25% Deposit	£24,500.00
SDLT Charge	£2,940
Legal Fees	£1,000.00
Total Investment	£28,440.00

## **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 £750 per calendar month but the potential market rent is



Returns Based on Rental Income	£750	£846
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	ТВС	
Letting Fees	£75.00	£84.60
Total Monthly Costs	£546.25	£555.85
Monthly Net Income	£203.75	<mark>£290.15</mark>
Annual Net Income	<mark>£2,445.00</mark>	<b>£3,481.80</b>
Net Return	<mark>8.60%</mark>	<b>12.24%</b>

## Return Stress Test Analysis Report





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

Annual Net Income **£1,789.80** Adjusted To

Net Return 6.29%

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

Annual Net Income **£2,011.80** Adjusted To

Net Return

7.07%

## 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 £100,000.







## **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as 895 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom flat	+ Add to report
	Bryers Court, Central Way, Warrington	
C BLAND C BRAN	NO LONGER ADVERTISED LET AGREED	
5805 m and	Marketed from 29 Jan 2024 to 24 Feb 2024 (25 days) by Edwards Grounds, Woolston	
£895 pcm	EDWARDS GROUNDS are delighted to be able to offer to the market to floor	his most impressive upper



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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

#### Bevan View, Warrington, WA5 0LQ

#### 212029621

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.

