

LET PROPERTY PACK

INVESTMENT INFORMATION

King Street, Southport,
PR8 1LQ

213877692

 www.letproperty.co.uk





Property Description

Our latest listing is in King Street, Southport, PR8 1LQ

Get instant cash flow of **£1,395** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£1,395** which would provide the investor a Gross Yield of **6.1%** 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...



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Property Key Features

7 Bedrooms

2 Kitchens

**Perfect Opportunity to Move up
The Property Ladder**

HMO Investment

Driveway

Rear Garden Space

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 865 years

Current Rent: £1,395

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £276,000.00 and borrowing of £207,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 276,000.00

25% Deposit	£69,000.00
SDLT Charge	£17,600
Legal Fees	£1,000.00
Total Investment	£87,600.00

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.



Returns Based on Rental Income	£1,395
Mortgage Payments on £207,000.00 @ 5%	£862.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£139.50
Total Monthly Costs	£1,017.00
Monthly Net Income	£378.00
Annual Net Income	£4,536.00
Net Return	5.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,746.00**
Adjusted To

Net Return **1.99%**

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

Annual Net Income **£396.00**
Adjusted To

Net Return **0.45%**

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 £350,000.



£350,000

4 bedroom detached house for sale

Talbot Street, Southport

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Nov 2024 by Flexi-Agent, Southport

+ Add to report



£230,000

4 bedroom terraced house for sale

King Street, Southport

CURRENTLY ADVERTISED

Marketed from 12 Jul 2024 by Flexi-Agent, Southport

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

3 bedroom house

Hulme Street, Southport

CURRENTLY ADVERTISED

Marketed from 7 Feb 2025 by Anthony James Consultancy Ltd, Southport

+ Add to report



£1,400 pcm

3 bedroom penthouse

Westhill, Lord Street West, Southport, PR8 2BJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Jul 2023 to 17 Aug 2023 (42 days) by Anthony James Consultancy Ltd, Southport

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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