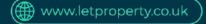


LET PROPERTY PACK

INVESTMENT INFORMATION

King Street, Southport, PR8 1LQ

213877692











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...







King Street, Southport, PR8 1LQ

2138'/'/692



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



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	ТВС
Ground Rent	ТВС
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.



4 bedroom detached house for sale

+ Add to report

Talbot Street, Southport

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Nov 2024 by Flexi-Agent, Southport

4 bedroom terraced house for sale

£350,000



King Street, Southport

CURRENTLY ADVERTISED

Marketed from 12 Jul 2024 by Flexi-Agent, Southport

£230,000

+ 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



£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

+ 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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.





Interested in this property investment?

Call us on **0141 478 0985**



King Street, Southport, PR8 1LQ



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.