

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Malpas Drive, Warrington,  
WA5

215031841

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Malpas Drive, Warrington, WA5

Get instant cash flow of **£800** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£979** which would provide the investor a Gross Yield of **5.4%** if the rent was increased to market rate.

**With tenants 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...



Malpas Drive, Warrington,  
WA5

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Large Multi-Purpose Garden  
Space**

**Spacious Rooms**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £800**

**Market Rent: £979**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £218,000.00 and borrowing of £163,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 218,000.00

25% Deposit	£54,500.00
SDLT Charge	£10,900
Legal Fees	£1,000.00
Total Investment	£66,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 979



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	£800	£979
Mortgage Payments on £163,500.00 @ 5%	£681.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£97.90
Total Monthly Costs	£776.25	£794.15
Monthly Net Income	£23.75	£184.85
Annual Net Income	£285.00	£2,218.20
Net Return	0.43%	3.34%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£260.20**  
Adjusted To

Net Return                      **0.39%**

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

Annual Net Income      **-£1,051.80**  
Adjusted To

Net Return                      **-1.58%**



# 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 £220,000.



£220,000

## 3 bedroom semi-detached house for sale

+ Add to rep

Malpas Drive, Warrington, WA5

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jan 2021 to 28 Jun 2021 (163 days) by Strike, Liverpool



£220,000

## 2 bedroom semi-detached house for sale

+ Add to report

Malpas Drive, Great Sankey, Warrington

CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 May 2024 by Leaders Sales, Warrington

Semi detached | Two bedrooms | Lounge through dining room | Conservatory | Gardens front & rear |

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

## 3 bedroom house

+ Add to report

Hood Lane, Great Sankey, WA5 1EJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2025 to 28 Jan 2025 (20 days) by Entwistle Green, Warrington



£999 pcm

## 3 bedroom semi-detached house

+ Add to report

Chelsea Gardens, Warrington, WA5

NO LONGER ADVERTISED

Marketed from 12 Apr 2024 to 30 May 2024 (47 days) by Belvoir, Warrington

# 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: **2 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.



**LETPROPERTY**