

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashurst Drive, St. Helens  
WA11

215526326

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





## Property Description

Our latest listing is in Ashurst Drive, St. Helens WA11

Get instant cash flow of **£600** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Ashurst Drive, St. Helens  
WA11

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Good Condition**

**Rear Garden Space**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £600**

**Market Rent: £750**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,000

25% Deposit	£31,500.00
SDLT Charge	3780
Legal Fees	£1,000.00
Total Investment	£36,280.00

# 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 £600 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£600	£750
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£60.00	£75.00
Total Monthly Costs	£468.75	£483.75
Monthly Net Income	£131	£266
Annual Net Income	£1,575	£3,195
Net Return	4.34%	8.81%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,695**  
Adjusted To

Net Return                      **4.67%**

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

Annual Net Income      **£1,305**  
Adjusted To

Net Return                      **3.60%**

# 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 £165,000.



**£165,000**

## 2 bedroom semi-detached house for sale

[+ Add to report](#)

Grantham Crescent, St. Helens

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 19 Jan 2024 to 27 Nov 2024 (312 days) by Stapleton Derby, St Helens



**£110,000**

## 2 bedroom end of terrace house for sale

[+ Add to report](#)

Frodsham Drive, St. Helens, WA11

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Nov 2021 to 6 May 2022 (181 days) by Reeds Rains, St Helens

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £760 based on the analysis carried out by our letting team at **Let Property Management**.



£760 pcm

## 2 bedroom terraced house

Parbold Avenue, St. Helens, WA11

NO LONGER ADVERTISED

Marketed from 14 Feb 2022 to 1 Mar 2022 (15 days) by OpenRent, London

+ Add to report



£550 pcm

## 2 bedroom semi-detached house

Ashurst Drive, St. Helens, WA11

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Nov 2021 to 21 Jan 2022 (65 days) by Homesure Property, Liverpool

+ 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: **3 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**