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LET PROPERTY PACK

INVESTMENT INFORMATION

Market Street, Widnes, Cheshire, WA8 7SN

215925039

() www.letproperty.co.uk





Property Description

Our latest listing is in Market Street, Widnes, Cheshire, WA8 7SN

Get instant cash flow of £850 per calendar month with a 6.7% Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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

LETPR®PERTY





Market Street, Widnes, Cheshire, WA8 7SN

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2 Bedrooms 1 Bathroom Back yard Triple-Fixture Bathroom On-Street Parking Easy Access to Local Amenities

Property Key Features

Factor Fees: TBC Ground Rent: Leasehold Lease Length: 900 years Current Rent: £850







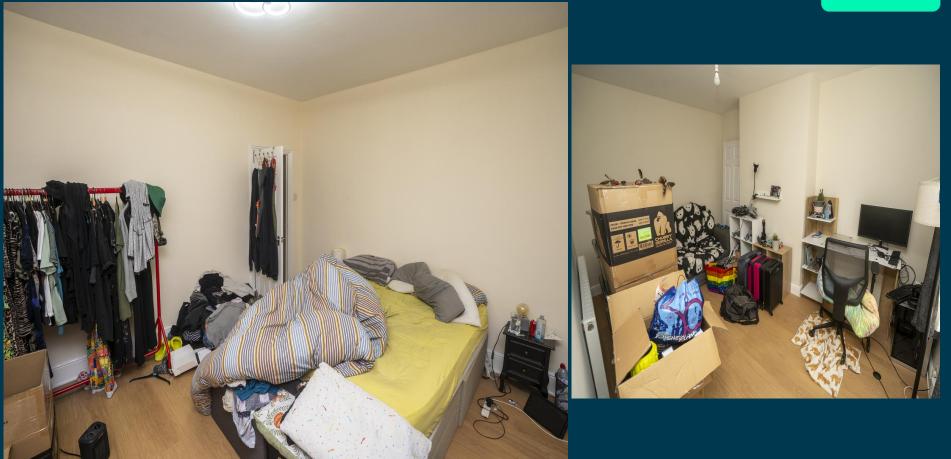
Kitchen





Bedrooms





Bathroom





Exterior



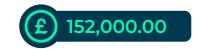






Figures based on assumed purchase price of £152,000.00 and borrowing of £114,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£38,000.00
SDLT Charge	£8,140
Legal Fees	£1,000.00
Total Investment	£47,140.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month



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	£850
Mortgage Payments on £114,000.00 @ 5%	£475.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	твс
Ground Rent	Leasehold
Letting Fees	£85.00
Total Monthly Costs	£575.00
Monthly Net Income	£275.00
Annual Net Income	£3,300.00
Net Return	7.00%

Return Stress Test Analysis Report





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

Annual Net Income **£1,600.00** Adjusted To

Net Return 3.39%

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

Annual Net Income **£1,020.00** Adjusted To

Net Return

2.16%

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.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.







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 Current term of tenancy: **Moved in**

within the last 2 years

Payment history: On time for length of tenancy

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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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.

Interested in this property investment?

Call us on 0141 478 0985

