

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...



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Property Key Features

2 Bedrooms

1 Bathroom

Back yard

Triple-Fixture Bathroom

On-Street Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Leasehold

Lease Length: 900 years

Current Rent: £850

Lounge



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

£ 152,000.00

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	TBC
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.



£165,000

2 bedroom terraced house for sale

Ellison Street, Widnes, Cheshire, WA8

NO LONGER ADVERTISED

Marketed from 26 Jan 2024 to 29 Aug 2024 (215 days) by Entwistle Green, Widnes

Entwistle Green are delighted to bring to market this stunning townhouse property that has been e...

+ Add to report



£160,000

2 bedroom terraced house for sale

Edinburgh Road, Widnes, WA8

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 May 2024 to 19 Aug 2024 (94 days) by Purplebricks, covering Warrington

Beautifully Presented Mid Terrace House | Lounge/ Dining Room | Modern Fitted Kitchen | Two Good ...

+ Add to report

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**.



£925 pcm

2 bedroom terraced house

Cronton Road, Widnes

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Sep 2024 to 31 Oct 2024 (51 days) by Academy Estate Agents, Widnes

TWO BEDROOMS | SEMI-DETACHED | DECEPTIVELY SPACIOUS THROUGHOUT | OUTHOUSE | DRIVEWAY | LOCATED I...

+ Add to report



£895 pcm

2 bedroom terraced house

Highlands Road, Runcorn, WA7

NO LONGER ADVERTISED

Marketed from 16 May 2024 to 16 May 2024 by OpenRent, London

No Agent Fees | Property Reference Number: 1761772

+ 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**



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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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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