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LET PROPERTY PACK

INVESTMENT INFORMATION

Morecroft Road, Birkenhead, CH42 1NX

216022509

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Property Description

Our latest listing is in Morecroft Road, Birkenhead, CH42 1NX

Get instant cash flow of £795 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for $\pm 1,105$ which would provide the investor a Gross Yield of 8.8% if the rent was increased to market rate.

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





Morecroft Road, Birkenhead, CH42 1NX

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3 Bedrooms 1 Bathroom Well-Maintained Property **Expansive Rooms Triple-Fixture Bathrooms Rear Yard On-street parking Easy Access to Local Amenities**

Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £795 Market Rent: £1,105

Lounge





Kitchen





Bedrooms





Bathroom









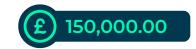






Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

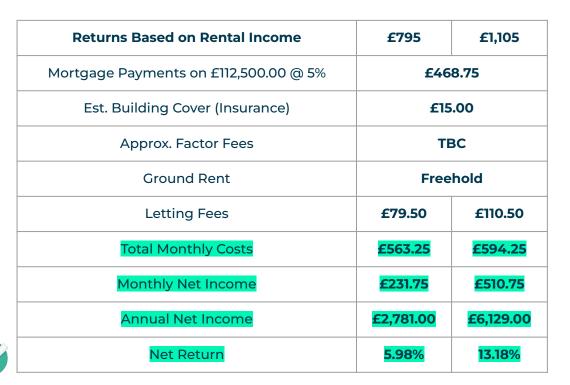


25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

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 £795 per calendar month but the potential market rent is





Return Stress Test Analysis Report





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

Annual Net Income **£3,919.00** Adjusted To

Net Return 8.43%

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

Annual Net Income **£3,879.00** Adjusted To

Net Return 8.34%

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 £160,000.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



£1,195 pcm

A	3 bedroom terraced house + Add to report
-	TH16 The Courtyard, Caryl Street, Liverpool, L8
_	NO LONGER ADVERTISED
	Marketed from 5 Feb 2024 to 12 Feb 2024 (7 days) by X1 Sales and Lettings, Liverpool
	Available 25/08/2022 Fully furnished Great location (Baltic Triangle) Washer/dryer included



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

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.



Current term of tenancy: 2 years

Payment history: On time for lenth of tenancy





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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.

