

LET PROPERTY PACK

INVESTMENT INFORMATION

Morecroft Road,
Birkenhead, CH42 1NX

216022509

 www.letproperty.co.uk





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 **£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...



Morecroft Road,
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Property Key Features

3 Bedrooms

1 Bathroom

Well-Maintained Property

Expansive Rooms

Triple-Fixture Bathrooms

Rear Yard

On-street parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £795

Market Rent: £1,105

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

£ 150,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 1,105



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	£795	£1,105
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£79.50	£110.50
Total Monthly Costs	£563.25	£594.25
Monthly Net Income	£231.75	£510.75
Annual Net Income	£2,781.00	£6,129.00
Net Return	5.98%	13.18%

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.



£160,000

3 bedroom terraced house for sale


Springwood Way, New Ferry, Wirral

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 17 Jan 2024 to 13 Jun 2024 (147 days) by Karl Tatler Estate Agents, Bebington

Mid town house | Freehold | Council Tax Band B | 853 Sq ft (approx) | Well presented | Ideal for ...

+ Add to report



£155,000

3 bedroom terraced house for sale

Albany Road, Birkenhead, Wirral, CH42

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Jul 2024 to 12 Mar 2025 (236 days) by Bradshaw Farnham & Lea, Wirral

Three bedroom terraced house | Two reception rooms | Large garden | Views over the park | Tenure ...

+ Add to report

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

3 bedroom terraced house

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...

+ Add to report



£1,150 pcm

3 bedroom terraced house

Chillingham Street, Dingle, L8

CURRENTLY ADVERTISED

LET AGREED

Marketed from 28 Feb 2025 by Atlas Estate Agents, Liverpool

Available for Long Term | Two Spacious Reception Rooms | Additional Utility Room | Contemporary F...

+ 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: **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.



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