

LET PROPERTY PACK

INVESTMENT INFORMATION

Percival Lane, Runcorn, WA7

217217421











Property Description

Our latest listing is in Percival Lane, Runcorn, WA7

Get instant cash flow of £2,105 per calendar month with a 11.0% Gross Yield for investors.

With tenants currently situated, spaces that have been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Percival Lane, Runcorn, WA7



A Portfolio of 2 Flats in a Detached Property

2 Bathrooms

Large Kitchens

Spacious Rooms

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,105

21/21/42

Lounge







Kitchen









Bedrooms









Bathroom







Exterior







Initial Outlay





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£57,500.00**

SDLT Charge £13,600

Legal Fees £1,000.00

Total Investment £72,100.00

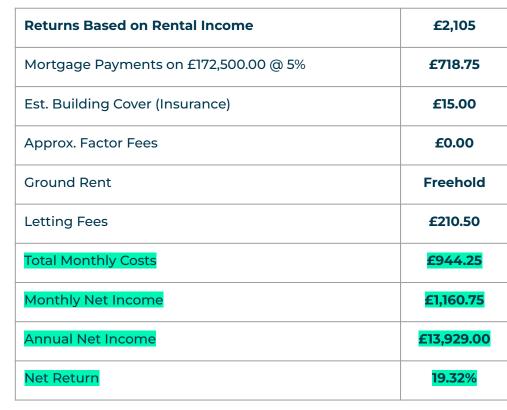
Projected Investment Return



The monthly rent of this property is currently set at £2,105 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.



Return Stress Test Analysis Report





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

Annual Net Income

£9,719.00

Adjusted To

Net Return

13.48%

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

Annual Net Income

£10,479.00

Adjusted To

Net Return

14.53%

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 £275,000.



3 bedroom detached house for sale

+ Add to report

Red Pier Crescent, RUNCORN

NO LONGER ADVERTISED

Marketed from 9 Nov 2024 to 7 Apr 2025 (148 days) by Swetenhams, Frodsham

£275,000

3 bedroom detached house for sale

+ Add to report

£265,000

Red Pier Crescent, Runcorn

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Feb 2024 to 10 May 2024 (98 days) by Adams Estate Agents, Runcorn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,250 based on the analysis carried out by our letting team at **Let Property Management**.



£2,250 pcm

4 bedroom semi-detached house

+ Add to report

High Street, Hale Village, Liverpool, Merseyside, L24 4AF

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Feb 2024 to 9 Apr 2024 (54 days) by Adams Estate Agents, Widnes



£2,200 pcm

4 bedroom house

+ Add to report

Arklow Drive, Hale Village

(NO LONGER ADVERTISED)

LET AGREED

Marketed from 30 Aug 2024 to 18 Nov 2024 (80 days) by Entwistle Green, Allerton

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: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



Percival Lane, Runcorn, WA7



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.