

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Percival Lane, Runcorn,  
WA7

217217421

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Percival Lane, Runcorn, WA7

Get instant cash flow of **£1,500** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£1,807** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to market rate.

**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...



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## Property Key Features

**A Portfolio of 2 Flats in a  
Detached Property**

**2 Bathrooms**

**Large Kitchens**

**Spacious Rooms**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,500**

**Market Rent: £1,807**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







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

£ 230,000.00

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 £1,500 per calendar month but the potential market rent is

£ 1,807



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	£1,500	£1,807
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£150.00	£180.70
Total Monthly Costs	£883.75	£914.45
Monthly Net Income	£616.25	£892.55
Annual Net Income	£7,395.00	£10,710.60
Net Return	10.26%	14.86%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,096.60**  
Adjusted To

Net Return                      **9.84%**

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

Annual Net Income      **£7,260.60**  
Adjusted To

Net Return                      **10.07%**

# 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.



£275,000

## 3 bedroom detached house for sale

Red Pier Crescent, RUNCORN

NO LONGER ADVERTISED

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

+ Add to report



£265,000

## 3 bedroom detached house for sale

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

+ Add to report



# 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**



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.



**LETPROPERTY**