

LET PROPERTY PACK

INVESTMENT INFORMATION

Aspinall Street, Birkenhead CH41

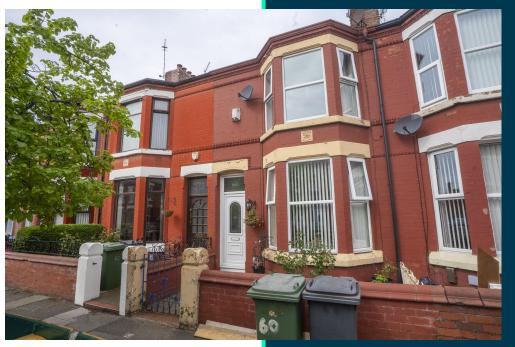
217051940











Property Description

Our latest listing is in Aspinall Street, Birkenhead CH41

Get instant cash flow of £625 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £855 which would provide the investor a Gross Yield of 7.2% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Aspinall Street, Birkenhead CH41



3 Bedrooms

1 Bathroom

Good Condition

Patio and Garden Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £625

Market Rent: £855

217051940

Lounge









Kitchen



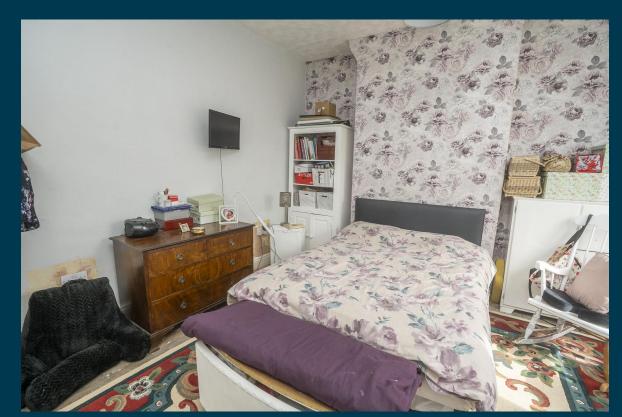






Bedrooms









Bathroom







Exterior









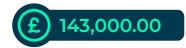
Initial Outlay





Figures based on assumed purchase price of £143,000.00 and borrowing of £107,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£35,750.00**

SDLT Charge £7,510

Legal Fees £1,000.00

Total Investment £44,260.00

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 £625 per calendar month but the potential market rent is



Returns Based on Rental Income	£625	£855
Mortgage Payments on £107,250.00 @ 5%	£446.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£62.50	£85.50
Total Monthly Costs	£524.38	£547.38
Monthly Net Income	£100.63	£307.63
Annual Net Income	£1,207.50	£3,691.50
Net Return	2.73%	8.34%

Return Stress Test Analysis Report





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

Annual Net Income

£1,981.50

Adjusted To

Net Return

4.48%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£1,546.50

Adjusted To

Net Return

3.49%

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



+ Add to report

Aspinall Street, Birkenhead, Wirral

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 6 Dec 2024 by Karl Tatler Estate Agents, Prenton



£90,000

3 bedroom end of terrace house for sale

+ Add to report

Aspinall Street, Birkenhead, CH41

NO LONGER ADVERTISED

Marketed from 4 Mar 2021 to 16 Mar 2021 (11 days) by House Sales Direct, House Sales Direct

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

+ Add to report

Aspinall Street, Birkenhead, CH41

NO LONGER ADVERTISED

Marketed from 23 Nov 2022 to 30 Nov 2022 (6 days) by OpenRent, London

£975 pcm



£650 pcm

3 bedroom terraced house

+ Add to report

Aspinall Street, Birkenhead, CH41 4HZ

NO LONGER ADVERTISED

Marketed from 6 Apr 2022 to 8 Apr 2022 (1 days) by Moscrops Estate Agents, Birkenhead

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: 6 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**



Aspinall Street, Birkenhead CH41



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.