

LET PROPERTY PACK

INVESTMENT INFORMATION

Knowsley Road, Southport,
Merseyside, PR9

213855374

 www.letproperty.co.uk





Property Description

Our latest listing is in Knowsley Road, Southport, Merseyside, PR9

Get instant cash flow of **£850** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.0%** 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...



Knowsley Road,
Southport, Merseyside,
PR9

213855374



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge and Kitchen

Driveway

Factor Fees: £100.00 pm

Ground Rent: TBC

Lease Length: TBC

Current Rent: £850

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£9,540
Legal Fees	£1,000.00
Total Investment	£53,540.00

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 £850 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£850	£1,000
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£100.00	
Ground Rent	TBC	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£737.50	£752.50
Monthly Net Income	£112.50	£247.50
Annual Net Income	£1,350.00	£2,970.00
Net Return	2.52%	5.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£970.00**
Adjusted To

Net Return **1.81%**

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

Annual Net Income **£390.00**
Adjusted To

Net Return **0.73%**

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 £175,000.



£175,000

2 bedroom apartment for sale

Saunders Street, Southport, PR9 0HP

NO LONGER ADVERTISED

Marketed from 28 Oct 2023 to 21 Feb 2024 (116 days) by Karen Potter, Southport

+ Add to report



£130,000

2 bedroom apartment for sale

Knowsley Road, Southport

NO LONGER ADVERTISED

Marketed from 25 May 2022 to 1 Oct 2022 (129 days) by Ball & Percival, Southport

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

2 bedroom apartment

Lathom Road, Southport

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Mar 2025 to 23 Apr 2025 (24 days) by Flexi-Agent, Southport

+ Add to report



£725 pcm

2 bedroom apartment

Knowsley Road, Southport, Merseyside, PR9 0HQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Oct 2022 to 11 Nov 2022 (29 days) by Bailey Estates, Southport

+ 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: **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.



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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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