

LET PROPERTY PACK

INVESTMENT INFORMATION

Dock Road, Birkenhead,
CH41

218163276

 www.letproperty.co.uk





Property Description

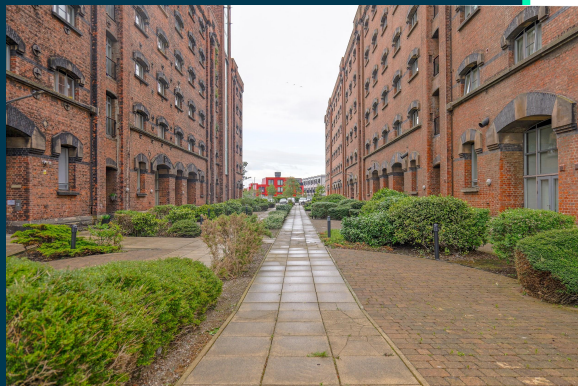
Our latest listing is in Dock Road, Birkenhead, CH41

Get instant cash flow of **£675** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Room

Good Condition

Factor Fees: £132.16 PM

Ground Rent: £30.93 PM

Lease Length: 130 years

Current Rent: £675

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £97,000.00 and borrowing of £72,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 97,000.00

25% Deposit	£24,250.00
SDLT Charge	£4,850
Legal Fees	£1,000.00
Total Investment	£30,100.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is



Returns Based on Rental Income	£675	£800
Mortgage Payments on £72,750.00 @ 5%	£303.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£132.16	
Ground Rent	£30.93	
Letting Fees	£67.50	£80.00
Total Monthly Costs	£548.72	£561.22
Monthly Net Income	£126.29	£238.79
Annual Net Income	£1,515.42	£2,865.42
Net Return	5.03%	9.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,265.42**
Adjusted To

Net Return **4.20%**

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

Annual Net Income **£1,781.58**
Adjusted To

Net Return **5.92%**

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 £138,000.



£138,000

1 bedroom flat for sale

East Float Quay, Dock Road, Birkenhead

NO LONGER ADVERTISED

Marketed from 10 Nov 2022 to 22 Apr 2023 (163 days) by Move Residential, Wirral

+ Add to report



£125,000

1 bedroom flat for sale

Dock Road, Wallasey, Wirral

NO LONGER ADVERTISED

Marketed from 28 Jul 2023 to 3 Nov 2023 (97 days) by Kari Tatler Estate Agents, Wallasey

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

1 bedroom flat

+ Add to report

East Float Quay, Dock Road, Wirral

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jul 2024 to 1 Aug 2024 (25 days) by Karl Tatler Estate Agents, Wallasey



£750 pcm

1 bedroom duplex

+ Add to report

East Float Quay, Wallasey

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Aug 2024 to 5 Sep 2024 (8 days) by Hewitt Adams Ltd, Heswall

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: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



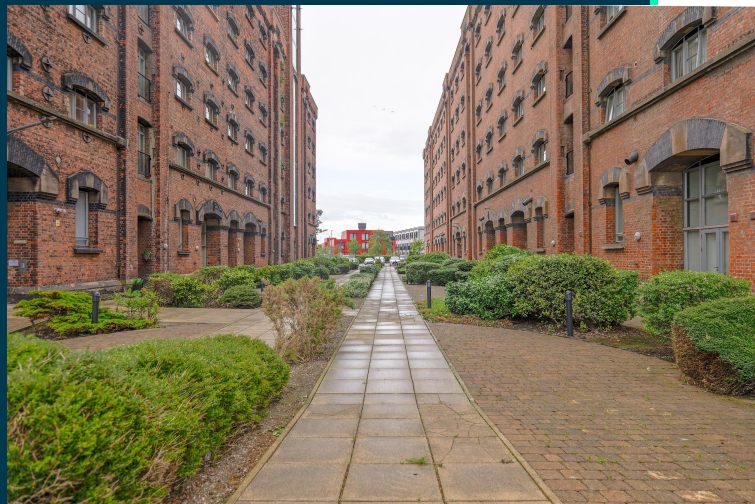
Payment history: **On time for length of tenancy**



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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