

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chapel View, Wirral, CH62

217425805

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





## Property Description

Our latest listing is in Chapel View, Wirral, CH62

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Spacious Lounge**

**Well-Equipped Kitchen with  
Ample Storage**

**Factor Fees: £100.00 PM**

**Ground Rent: £23.00 PM**

**Lease Length: 103 years**

**Market Rent: £1,150**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£10,800
Legal Fees	£1,000.00
Total Investment	£59,300.00

# Projected Investment Return



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



Returns Based on Rental Income	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£100.00
Ground Rent	£23.00
Letting Fees	£115.00
Total Monthly Costs	£846.75
Monthly Net Income	£303.25
Annual Net Income	£3,639.00
Net Return	6.14%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,339.00**  
Adjusted To

Net Return                      **2.26%**

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

Annual Net Income      **£1,065.00**  
Adjusted To

Net Return                      **1.80%**

# 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 £295,000.



£295,000

## 4 bedroom town house for sale

Chapel View, Eastham

NO LONGER ADVERTISED

Marketed from 13 Oct 2023 to 3 Jan 2024 (81 days) by Lesley Hooks Estate Agents, Bromborough

+ Add to report



£170,000

## 2 bedroom flat for sale

Chapel View, Eastham, Wirral

CURRENTLY ADVERTISED

Marketed from 27 Jun 2025 by Karl Tatler Estate Agents, Bebington

+ Add to report

Two-Bedroom Second Floor Apartment | Leasehold | No Chain | Quiet, Sought-After Location | Spacio...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm

## 4 bedroom detached house

+ Add to report

College Way, Eastham, Wirral

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Nov 2024 to 20 Dec 2024 (29 days) by Karl Tatler Estate Agents, Bebington



£1,325 pcm

## 4 bedroom house

+ Add to report

Torr Drive, Eastham


NO LONGER ADVERTISED

LET AGREED

Marketed from 23 May 2025 to 10 Jun 2025 (18 days) by Clive Watkin Lettings, Bromborough





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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**