

LET PROPERTY PACK

INVESTMENT INFORMATION

Runcorn Road, Barnton,
Northwich, CW8 4EX

216509341

 www.letproperty.co.uk





Property Description

Our latest listing is in Runcorn Road, Barnton, Northwich, CW8 4EX

Get instant cash flow of **£800** per calendar month with a **5.05%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.58%** if the rent was increased to market rate.

With a tenant currently situated, a space that has 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

3 Bedrooms

2 Bathrooms

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit	£54,750.00
SDLT Charge	£12,830
Legal Fees	£1,000.00
Total Investment	£68,580.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,200



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



Returns Based on Rental Income	£800	£1,200
Mortgage Payments on £164,250.00 @ 5%	£684.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£80.00	£120.00
Total Monthly Costs	£779.38	£819.38
Monthly Net Income	£20.63	£380.63
Annual Net Income	£247.50	£4,567.50
Net Return	0.36%	6.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,167.50**
Adjusted To

Net Return **3.16%**

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

Annual Net Income **£1,282.50**
Adjusted To

Net Return **1.87%**

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 £230,000.



£230,000

3 bedroom end of terrace house for sale

+ Add to report

Brassey Grange, Winnington, CW8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Feb 2025 by Morgans Of Cheshire, Weaverham

3 Bed End of Terrace, WINNINGTON VILLAGE, Immaculately presented! Call now to arrange your exclusi...



£225,000

3 bedroom end of terrace house for sale

+ Add to report

Apple Tree Avenue, Winnington Village, Northwich

NO LONGER ADVERTISED

Marketed from 27 Sep 2024 to 7 May 2025 (222 days) by Wright Marshall Estate Agents, Northwich

Freehold | Driveway for up to three vehicles | Two bathrooms | Open plan kitchen/dining room with...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom end of terrace house

+ Add to report

Portland Road, Great Sankey, Warrington

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Sep 2024 to 14 Oct 2024 (25 days) by Mark Antony Estates, Warrington

Three Bedroom Property | Open Plan Kitchen and Diner | Double Bedrooms | Two Parking Spaces Avail...



£1,250 pcm

3 bedroom end of terrace house

+ Add to report

Telford Road, Northwich, Cheshire, CW8

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Apr 2023 to 23 Aug 2024 (490 days) by Cherry Picked Properties, Heald Green

This three bedroom semi detached home offer great specification in throughout the very well propo...

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: **4 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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4EX

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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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