

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Runcorn Road, Barnton, Northwich, CW8 4EX

216509341











#### **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...







Runcorn Road, Barnton, Northwich, CW8 4EX



3 Bedrooms

2 Bathrooms

**On-Street Parking** 

**Private Rear Garden** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

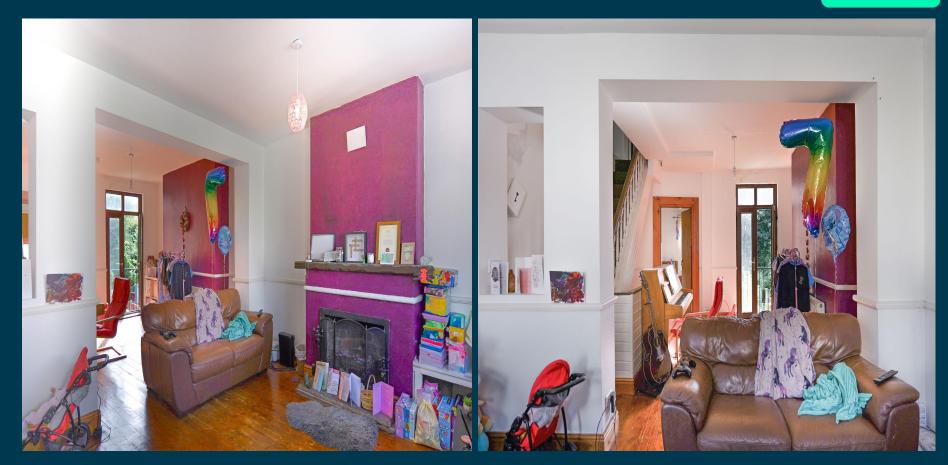
Lease Length: Freehold

Current Rent: £800

Market Rent: £1,200

## Lounge





## Kitchen





#### **Bedrooms**





## **Bathroom**







#### **Exterior**









#### **Initial Outlay**





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**



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



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	ТВС	
Ground Rent	ТВС	
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%

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



#### 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

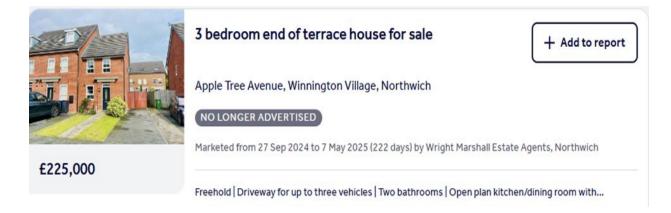
1.87%

#### 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.





#### 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.



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

£1,300 pcm

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



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

£1,250 pcm

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.





# Interested in this property investment?

Call us on **0141 478 0985** 



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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.

