

LET PROPERTY PACK

INVESTMENT INFORMATION

Newling Street,
Birkenhead, CH41 4HU

219852028

 www.letproperty.co.uk





Property Description

Our latest listing is in Newling Street, Birkenhead, CH41 4HU

Get instant cash flow of **£390** per calendar month with a **6.69%** Gross Yield for investors.

This property has a potential to rent for **£738** which would provide the investor a Gross Yield of **12.65%** 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

2 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £390

Market Rent: £738

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£4,050
Legal Fees	£1,000.00
Total Investment	£25,300.00

Projected Investment Return



The monthly rent of this property is currently set at £390 per calendar month but the potential market rent is

£ 738



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



Returns Based on Rental Income	£390	£738
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£39.00	£73.80
Total Monthly Costs	£307.13	£341.93
Monthly Net Income	£82.88	£396.08
Annual Net Income	£994.50	£4,752.90
Net Return	3.93%	18.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,276.90**
Adjusted To

Net Return **12.95%**

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

Annual Net Income **£3,537.90**
Adjusted To

Net Return **13.98%**

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 £90,000.



£90,000

2 bedroom terraced house for sale

+ Add to report

Claughton Road, Birkenhead, Merseyside, CH41

NO LONGER ADVERTISED

Marketed from 21 Jul 2025 to 7 Aug 2025 (16 days) by Clive Watkin, Prenton

Two Bedroom | Ideal For Investors or First Time Buyers Looking For a Renovation Project | Great T...



£89,995

2 bedroom terraced house for sale

+ Add to report

Wheatland Lane, Wallasey

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Apr 2025 by Harper & Woods, Wallasey

Two Bed Mid Row Home | EPC Rating D | Council Tax Band A | uPVC Double Glazing and GCH | Sold Wit...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom terraced house

+ Add to report

Northbrook Road, Wallasey, Wirral, CH44

NO LONGER ADVERTISED

Marketed from 24 Feb 2025 to 13 May 2025 (77 days) by Northwood, Wirral

Terraced House | 2 Bedrooms | GCH/DG | Council Tax Band A | Double glazing | Shower



£750 pcm

2 bedroom terraced house

+ Add to report

Castle Street, Birkenhead, Merseyside, CH41

NO LONGER ADVERTISED

Marketed from 1 Oct 2024 to 10 Oct 2024 (9 days) by TVG Lettings, Liverpool

Two Bedrooms | Mid Terrace | Immaculate Bathroom | Luxurious Kitchen | Utility Room | Rear Yard |...

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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