

LET PROPERTY PACK

INVESTMENT INFORMATION

Lyndale Avenue, Wirral,
CH62

218759747

 www.letproperty.co.uk





Property Description

Our latest listing is in Lyndale Avenue, Wirral, CH62

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

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

3 Bedrooms

1 Bathroom

Good Condition

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,000

Lounge



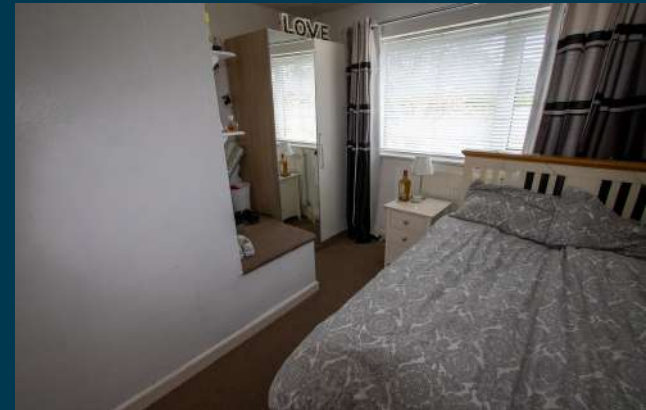
Kitchen



Bathroom



Bedrooms



Exterior





Figures based on assumed purchase price of £185,000.00 and borrowing of £138,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 185,000.00

25% Deposit	£46,250.00
SDLT Charge	£10,450
Legal Fees	£1,000.00
Total Investment	£57,700.00

Projected Investment Return



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



Returns Based on Rental Income	£1,000
Mortgage Payments on £138,750.00 @ 5%	£578.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£100.00
Total Monthly Costs	£693.13
Monthly Net Income	£306.88
Annual Net Income	£3,682.50
Net Return	6.38%

Return Stress Test Analysis Report



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

Annual Net Income **£1,682.50**
Adjusted To

Net Return **2.92%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£907.50**
Adjusted To

Net Return **1.57%**

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 £200,000.



£200,000

3 bedroom end of terrace house for sale

[+ Add to report](#)

Lyndale Avenue, Eastham

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Jul 2024 to 17 Jan 2025 (189 days) by Lesley Hooks Estate Agents, Bromborough



£129,995

3 bedroom terraced house for sale

[+ Add to report](#)

Wharfdale Drive, Eastham

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 11 Jan 2023 to 2 May 2023 (110 days) by Lesley Hooks Estate Agents, Bromborough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom semi-detached house

[+ Add to report](#)

Bridle Road, Eastham, Wirral

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jan 2022 to 16 Feb 2022 (41 days) by Karl Tatler Estate Agents, Prenton



£875 pcm

3 bedroom semi-detached house

[+ Add to report](#)

Glenburn Avenue, Wirral

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Aug 2023 to 21 Sep 2023 (41 days) by Brennan Ayre O'Neill, Bromborough

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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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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