

LET PROPERTY PACK

INVESTMENT INFORMATION

Lord Street,
Southport, PR9 0QG

220187061

 www.letproperty.co.uk





Property Description

Our latest listing is in Lord Street, Southport, PR9 0QG

This property has a potential to rent for **£748** which would provide the investor a Gross Yield of **7.18%** 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

2 Bedrooms

2 Bathrooms

Ideal for First-Time Buyers

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: £21 pm

Lease Length: 982 years

Market Rent: £748

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,580
Legal Fees	£1,000.00
Total Investment	£44,580.00

Projected Investment Return



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



Returns Based on Rental Income	£748
Mortgage Payments on £108,000.00 @ 5%	£450.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	£21.00
Letting Fees	£74.80
Total Monthly Costs	£560.80
Monthly Net Income	£187.20
Annual Net Income	£2,246.40
Net Return	5.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£750.40**
Adjusted To

Net Return **1.68%**

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

Annual Net Income **£338.40**
Adjusted To

Net Return **0.76%**

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 £149,000.



£149,000

2 bedroom apartment for sale

+ Add to report

Lord Street, Southport, Merseyside, PR8

NO LONGER ADVERTISED

Marketed from 12 Aug 2024 to 18 Mar 2025 (217 days) by Ball & Percival, Southport

Two bedrooms | Over 60's development | Contemporary kitchen | Wet room bathroom | Seperate 2nd WC |...



£145,000

2 bedroom apartment for sale

+ Add to report

Preston Road, Hesketh Park, Southport

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Mar 2024 to 5 Dec 2024 (269 days) by Karen Potter, Southport

Purpose Built Apartment | Second Floor Position | Two Double Bedrooms | Modern Fitted Kitchen | G...

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 apartment

+ Add to report

Westrare House, Alexandra Road, Southport

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Oct 2024 to 22 Nov 2024 (50 days) by Anthony James Estate Agents, Southport

First Floor Apartment | Two Bedrooms | Lounge | Fitted Kitchen | Bathroom | Gas central heating &...



£750 pcm

2 bedroom flat

+ Add to report

Zetland Street, Southport, Merseyside, PR9

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Oct 2024 to 27 Nov 2024 (50 days) by Anthony James Estate Agents, Southport

2013 Constructed Development | First / Top Floor Flat | Two Good Sized Bedrooms | Private Entranc...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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