

LET PROPERTY PACK

INVESTMENT INFORMATION

Lord Street,
Southport, PR9 0QG

220028275

 www.letproperty.co.uk





Property Description

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

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.89%** 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...



Lord Street,
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Property Key Features

2 Bedrooms

2 Bathrooms

Ideal for First-Time Buyers

Well-kept Flat

Factor Fees: £82 pm

Ground Rent: £21 pm

Lease Length: 981 years

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

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 £116,250.00 @ 5%	£484.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£82.00
Ground Rent	£21.00
Letting Fees	£100.00
Total Monthly Costs	£702.38
Monthly Net Income	£297.63
Annual Net Income	£3,571.50
Net Return	7.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,571.50**
Adjusted To

Net Return **3.27%**

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

Annual Net Income **£1,498.50**
Adjusted To

Net Return **3.12%**

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 £165,000.



£165,000

2 bedroom apartment for sale

+ Add to report

Park Crescent, Hesketh Park, Southport

NO LONGER ADVERTISED

Marketed from 16 Aug 2024 to 29 Oct 2024 (73 days) by Karen Potter, Southport

Purpose Built Apartment | Located to the First Floor | Balcony Overlooking Hesketh Park | Two Bed...



£160,000

2 bedroom apartment for sale

+ Add to report

Lord Street, Southport, Merseyside, PR8

NO LONGER ADVERTISED

Marketed from 17 Mar 2024 to 17 Oct 2024 (214 days) by Ball & Percival, Southport

A Superb Two Bedroom Second Floor Apartment | No Vendor Chain Delay! | Lord Street Facing | Moder...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

2 bedroom flat

Virginia Street, Southport, PR8

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Apr 2025 to 1 May 2025 (27 days) by Northwood, Southport

+ Add to report

Luxury 2 Bedroom Apartment | Open Plan Living Space | Modern Kitchen | Utility room | 2 Double Be...



£950 pcm

2 bedroom apartment

Rivington Close, Southport

NO LONGER ADVERTISED

Marketed from 27 Nov 2024 to 20 Dec 2024 (22 days) by Flexi-Agent, Southport

+ Add to report

Two bedrooms | Sought after location | Short walk to Birkdale village | Modern throughout | Off r...

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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