

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Dock Road, Birkenhead,  
CH41

219054151

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Dock Road, Birkenhead, CH41

Get instant cash flow of **£700** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£870** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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 bedroom**

**2 bathroom**

**Spacious Lounge**

**Large Kitchen**

**Factor Fees: £300 pm**

**Ground Rent: TBC**

**Lease Length: 140 years**

**Current Rent: £700**

**Market Rent: £870**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £131,000.00 and borrowing of £98,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 131,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £32,750.00 |
| SDLT Charge      | £6,670     |
| Legal Fees       | £1,000.00  |
| Total Investment | £40,420.00 |

# Projected Investment Return



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



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 870

| Returns Based on Rental Income       | £700       | £870    |
|--------------------------------------|------------|---------|
| Mortgage Payments on £98,250.00 @ 5% | £409.38    |         |
| Est. Building Cover (Insurance)      | £15.00     |         |
| Approx. Factor Fees                  | £300.00    |         |
| Ground Rent                          | TBC        |         |
| Letting Fees                         | £70.00     | £87.00  |
| Total Monthly Costs                  | £794.38    | £811.38 |
| Monthly Net Income                   | -£94.38    | £58.63  |
| Annual Net Income                    | -£1,132.50 | £703.50 |
| Net Return                           | -2.80%     | 1.74%   |



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£1,036.50**  
Adjusted To

Net Return                      **-2.56%**

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

Annual Net Income      **-£1,261.50**  
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 £155,000.



£155,000

## 2 bedroom flat for sale

East Float Quay, Dock Road, Wallasey

NO LONGER ADVERTISED

Marketed from 17 Oct 2020 to 12 May 2022 (572 days) by Karl Tatler Estate Agents, Wallasey

+ Add to



£150,000

## 2 bedroom apartment for sale

Dock Road, Birkenhead

NO LONGER ADVERTISED

Marketed from 12 Mar 2024 to 18 Mar 2024 (6 days) by Jones & Chapman, Prenton

+ Add to repc

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

## 2 bedroom apartment

East Float Quay Dock Road Wirral

NO LONGER ADVERTISED

Marketed from 24 Oct 2024 to 29 Nov 2024 (36 days) by Vista Abode, Cheshire

+ Add to report



£850 pcm

## 2 bedroom flat

East Float Quay, Dock Road, Birkenhead, Merseyside, CH41

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Apr 2025 to 10 Jun 2025 (63 days) by Prop Home, Sheffield

+ Add to report



# 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: **3 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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