

LET PROPERTY PACK

INVESTMENT INFORMATION

Lord Street,
Southport, PR9 0QG

219949281

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£650** per calendar month with a **5.78%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.44%** 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...



Lord Street,
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Property Key Features

2 Bedrooms

2 Bathrooms

On-Street Parking

Easy Access to Local Amenities

Factor Fees: £82 pm

Ground Rent: £21 pm

Lease Length: 981 years

Current Rent: £650

Market Rent: £950

Lounge



Kitchen



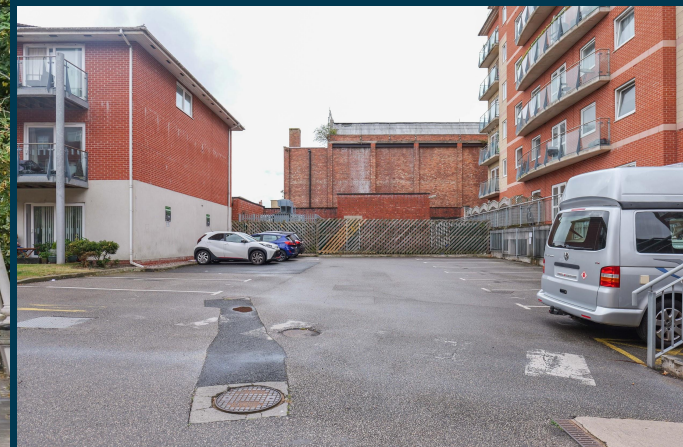
Bedrooms



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



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£950



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



Returns Based on Rental Income	£650	£950
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	£65.00	£95.00
Total Monthly Costs	£667.38	£697.38
Monthly Net Income	-£17.38	£252.63
Annual Net Income	-£208.50	£3,031.50
Net Return	-0.43%	6.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,131.50**
Adjusted To

Net Return **2.35%**

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

Annual Net Income **£958.50**
Adjusted To

Net Return **1.99%**

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 £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom apartment

+ Add to report

Alexandra Road, Southport, Merseyside, PR9 0NB

CURRENTLY ADVERTISED

Marketed from 27 Jun 2025 by Bailey Estates, Southport

Fabulous Ground Floor Apartment | Kitchen with integrated appliances | Two Bedrooms (master en su...



£975 pcm

2 bedroom flat

+ Add to report

Virginia Street, Southport, PR8

NO LONGER ADVERTISED

LET AGREED

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

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

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.



www.letproperty.co.uk

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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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