

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

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 **£1,000** which would provide the investor a Gross Yield of **8.89%** 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,
Southport, PR9 0QG

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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: £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



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

£1,000



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



Returns Based on Rental Income	£650	£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	£65.00	£100.00
Total Monthly Costs	£667.38	£702.38
Monthly Net Income	-£17.38	£297.63
Annual Net Income	-£208.50	£3,571.50
Net Return	-0.43%	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 £159,950.



£159,950

2 bedroom apartment for sale

+ Add to report

Park Crescent, Hesketh Park , Southport

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 May 2023 to 12 Oct 2024 (505 days) by Karen Potter, Southport

Purpose Built Apartment | Located to the Second Floor | Two Double Bedrooms | En-Suite Shower Roo...



£159,000

2 bedroom flat for sale

+ Add to report

Preston Road, Southport

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 8 Apr 2025 to 15 Apr 2025 (6 days) by Lynn Thompson Estate/Letting Agents, Southport

Purpose Built Ground Floor Apartment | Popular and Sought After Location | Off Road Parking | Ga...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom apartment

Sussex Road, Southport

NO LONGER ADVERTISED

Marketed from 10 Jul 2025 to 18 Aug 2025 (39 days) by Flexi-Agent, Southport

Two bedrooms | Ground floor apartment | Luxurious living accommodation | Circa 871 square feet | ...

+ Add to report



£1,100 pcm

2 bedroom apartment

Dover Road, Birkdale, Southport, PR8

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Mar 2025 to 1 Apr 2025 (28 days) by Stephanie Macnab Estate Agents, Formby

GROUND-FLOOR apartment in a beautiful Victorian property | Spacious LOUNGE with a large bay window...

+ 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**



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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