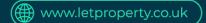


LET PROPERTY PACK

INVESTMENT INFORMATION

Shaw Lane, Prescot, L35 5AT

220089523











Property Description

Our latest listing is in Shaw Lane, Prescot, L35 5AT

Get instant cash flow of £4,200 per calendar month with a 8.4% Gross Yield for investors.

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...







Shaw Lane, Prescot, L35 5AT



12 Bedrooms

6 Bathrooms

Portfolio of 6 Flats

Communal Front and Rear Gardens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £4,200

220089523

Lounge





Kitchen





Bedrooms





Bathroom





Exterior





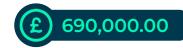
Initial Outlay





Figures based on assumed purchase price of £690,000.00 and borrowing of £517,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£172,500.00**

SDLT Charge £59,000

Legal Fees £1,000.00

Total Investment £232,500.00

Projected Investment Return



The monthly rent of this property is currently set at £4,200 per calendar month



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

Returns Based on Rental Income	£4,200
Mortgage Payments on £517,500.00 @ 5%	£2,156.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	ТВС
Letting Fees	£420.00
Total Monthly Costs	£2,591.25
Monthly Net Income	£1,608.75
Annual Net Income	£19,305.00
Net Return	8.30%

Return Stress Test Analysis Report





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

Annual Net Income

£10,905.00

Adjusted To

Net Return

4.69%

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

Annual Net Income

£8,955.00

Adjusted To

Net Return

3.85%

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: 2 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.





Interested in this property investment?

Call us on **0141 478 0985**



Shaw Lane, Prescot, L35 5AT



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.