

LET PROPERTY PACK

INVESTMENT INFORMATION

Campbell Street, St.
Helens, WA10

220674366

 www.letproperty.co.uk





Property Description

Our latest listing is in Campbell Street, St. Helens, WA10

Get instant cash flow of **£650** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£795** which would provide the investor a Gross Yield of **7.6%** 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...



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £116.00 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £795

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit £31,250.00

SDLT Charge £6,250

Legal Fees £1,000.00

Total Investment £38,500.00

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 £650 per calendar month but the potential market rent is

£ 795

Returns Based on Rental Income	£650	£795
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£116.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£79.50
Total Monthly Costs	£586.63	£601.13
Monthly Net Income	£63.38	£193.88
Annual Net Income	£760.50	£2,326.50
Net Return	1.98%	6.04%

Return **Stress Test** Analysis Report



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

Annual Net Income **£736.50**
Adjusted To

Net Return **1.91%**

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

Annual Net Income **£451.50**
Adjusted To

Net Return **1.17%**

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 £120,000.



£120,000

2 bedroom bungalow for sale

Campbell Street, St. Helens, WA10

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Oct 2020 to 3 Sep 2021 (317 days) by Little Estate Agents, St Helens

+ Add to report



£95,000

3 bedroom end of terrace house for sale

Campbell Street, St. Helens

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Sep 2022 to 13 Jun 2023 (272 days) by John Brown Estate Agents, St Helens

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom terraced house

Campbell Street, St. Helens, Merseyside, WA10

CURRENTLY ADVERTISED

Marketed from 17 Sep 2025 by King Property Management, St Helens

+ Add to report



£625 pcm

3 bedroom terraced house

Campbell Street, St. Helens, Merseyside, WA10

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jul 2022 to 22 Aug 2022 (27 days) by Reeds Rains, St Helens

+ Add to report

Current Tenant Profile



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.



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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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