

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road, Chester, CH4

220804608

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Road, Chester, CH4

Get instant cash flow of **£705** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£849** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Victoria Road, Chester,
CH4

220804608



Property Key Features

3 Bedrooms

1 Bathroom

Generous Lounge

Well-Fitted Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £705

Market Rent: £849

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

Projected Investment Return



The monthly rent of this property is currently set at £705 per calendar month but the potential market rent is

£ 849

Returns Based on Rental Income	£705	£849
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.50	£84.90
Total Monthly Costs	£588.63	£603.03
Monthly Net Income	£116.38	£245.98
Annual Net Income	£1,396.50	£2,951.70
Net Return	2.79%	5.90%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,253.70**
Adjusted To

Net Return **2.51%**

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

Annual Net Income **£536.70**
Adjusted To

Net Return **1.07%**

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 £230,000.



£230,000

3 bedroom semi-detached house for sale

Victoria Road, CHESTER, Cheshire, CH4

CURRENTLY ADVERTISED

Marketed from 19 May 2025 by Beresford Adams, Chester

+ Add to report



£210,000

3 bedroom semi-detached house for sale

Victoria Road, Saltney, Chester

NO LONGER ADVERTISED

Marketed from 18 May 2023 to 6 Feb 2024 (263 days) by Swetenhams, Chester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

3 bedroom semi-detached house

+ Add to

Maple Grove, CH4

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jul 2024 to 7 Aug 2024 (8 days) by Leaders Lettings, Chester



£1,350 pcm

3 bedroom semi-detached house

+ Add to

Maple Grove, CH4

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2025 to 1 Sep 2025 (61 days) by Leaders Lettings, Chester

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: **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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