

LET PROPERTY PACK

INVESTMENT INFORMATION

Lower Hall Street, St.
Helens, WA10

221295450

 www.letproperty.co.uk





Property Description

Our latest listing is in Lower Hall Street, St. Helens, WA10

Get instant cash flow of **£600** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£705** which would provide the investor a Gross Yield of **12.0%** 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...



Lower Hall Street, St.
Helens, WA10

221295450



Property Key Features

2 bedroom

2 bathroom

Spacious Lounge

Well Maintained Property

Factor Fees: £250 pm

Ground Rent: £16.66 pm

Lease Length: 236 years

Current Rent: £600

Market Rent: £705

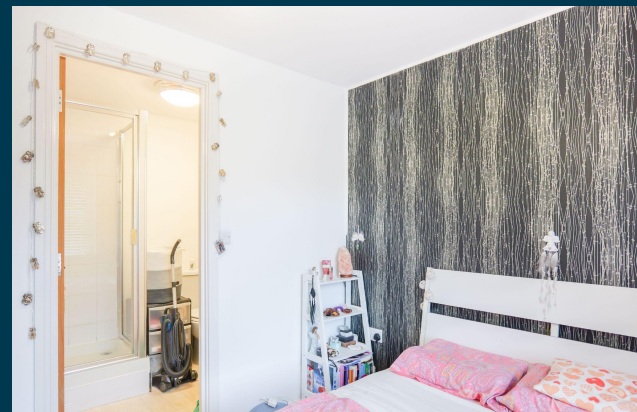
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £53,000.00 and borrowing of £39,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 53,000.00

25% Deposit	£13,250.00
SDLT Charge	£2,650
Legal Fees	£1,000.00
Total Investment	£16,900.00

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 £600 per calendar month but the potential market rent is

£ 705

Returns Based on Rental Income	£600	£705
Mortgage Payments on £39,750.00 @ 5%	£165.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£16.66	
Letting Fees	£60.00	£70.50
Total Monthly Costs	£507.29	£517.79
Monthly Net Income	£92.72	£187.22
Annual Net Income	£1,112.58	£2,246.58
Net Return	6.58%	13.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **£836.58**
Adjusted To

Net Return **4.95%**

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

Annual Net Income **£1,651.50**
Adjusted To

Net Return **9.77%**

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 £80,000.



£80,000

2 bedroom apartment for sale

Lower Hall Street, St Helens, WA10

NO LONGER ADVERTISED

Marketed from 7 Jul 2021 to 28 Sep 2022 (447 days) by Keller Williams Plus, Covering Nationwide

+ Add to report



£65,000

2 bedroom apartment for sale

Lower Hall Street, St Helens, WA10

NO LONGER ADVERTISED

Marketed from 1 Mar 2022 to 8 Apr 2022 (37 days) by Ashtons Estate Agency, St Helens

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £705 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom apartment

Lower hall Street, St Helens, WA10

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 21 Feb 2025 (24 days) by Leaders Lettings, St Helens

+ Add to report



£750 pcm

2 bedroom flat

Lower Hall Street, St. Helens, WA10

NO LONGER ADVERTISED

Marketed from 13 Jan 2024 to 25 Feb 2024 (43 days) by OpenRent, London

+ 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: **4 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.



www.letproperty.co.uk

Lower Hall Street, St. Helens, WA10

221295450

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.



LETPROPERTY