

LET PROPERTY PACK

INVESTMENT INFORMATION

Highfield Road, Widnes,
WA8

221330851

 www.letproperty.co.uk





Property Description

Our latest listing is in Highfield Road, Widnes, WA8

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£850** 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...



Highfield Road, Widnes,
WA8

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Property Key Features

1 bedroom

1 bathroom

Spacious Kitchen

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 964 years

Current Rent: £750

Market Rent: £850

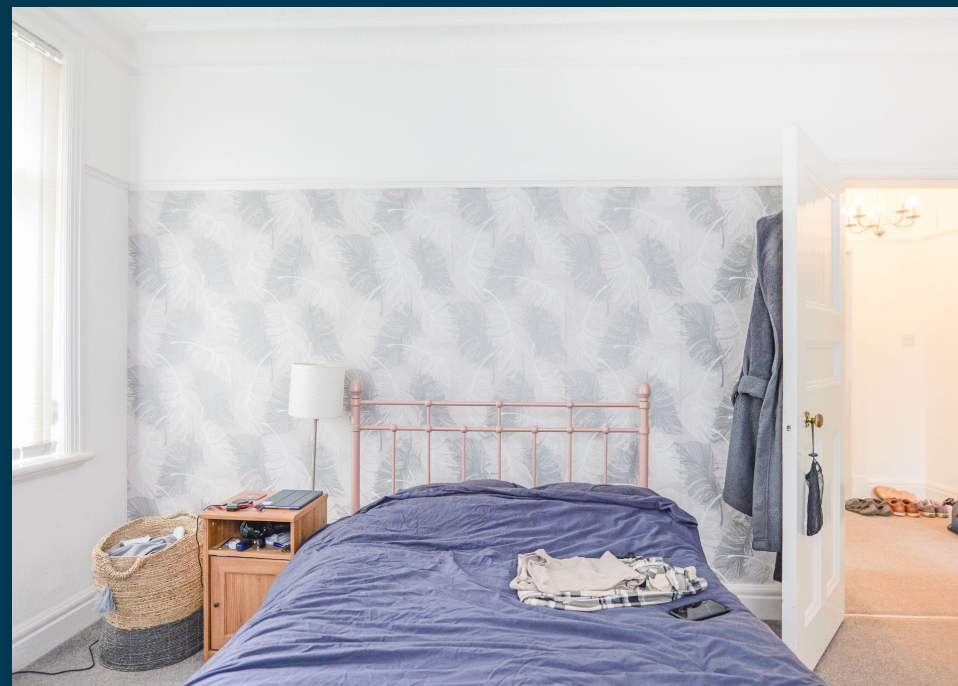
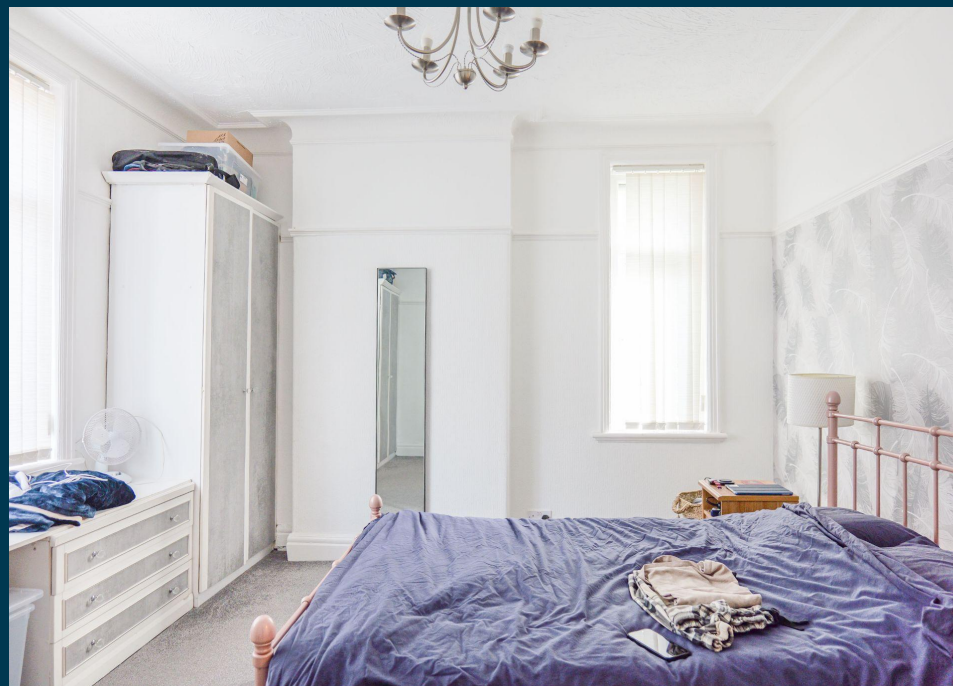
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

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 £750 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£750	£850
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£85.00
Total Monthly Costs	£433.75	£443.75
Monthly Net Income	£316.25	£406.25
Annual Net Income	£3,795.00	£4,875.00
Net Return	11.16%	14.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,175.00**
Adjusted To

Net Return **9.34%**

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

Annual Net Income **£3,225.00**
Adjusted To

Net Return **9.49%**

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 £110,000.



£110,000

2 bedroom flat for sale

+ Add to rej

Greenock Mews, Widnes

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Oct 2021 to 2 Feb 2022 (97 days) by Academy Estate Agents, Widnes



£110,000

2 bedroom apartment for sale

+ Add to

Larne Court, Widnes

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Jun 2024 to 28 May 2025 (349 days) by Adams Real Estate, Widnes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom flat

Borrowdale Road, Widnes, WA8

CURRENTLY ADVERTISED

Marketed from 23 Sep 2025 by HomeSmart Estates, Runcorn

+ Add to report



£750 pcm

1 bedroom apartment

Hollybank Court, Widnes, WA8 7DP

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2025 to 3 Feb 2025 (26 days) by Entwistle Green, Widnes

+ 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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