

LET PROPERTY PACK

INVESTMENT INFORMATION

Bold Road, St. Helens, WA9

220014669

 www.letproperty.co.uk





Property Description

Our latest listing is in Bold Road, St. Helens, WA9

Get instant cash flow of **£3,700** per calendar month with a **6.1%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Bold Road, St. Helens,
WA9

220014669



Property Key Features

Portfolio of 5 Studio Apartments

Easy Access to Local Amenities

Spacious Rooms

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,700

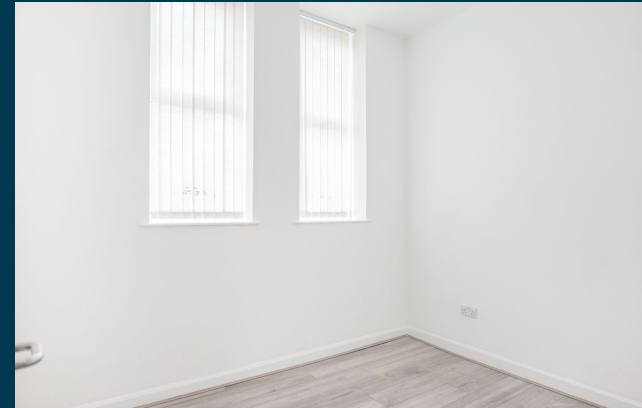
Lounge



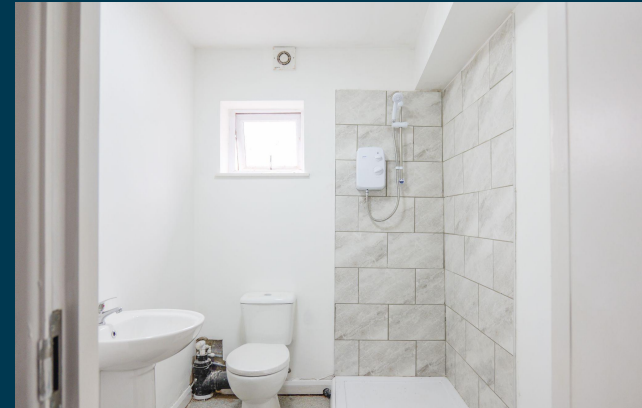
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £724,000.00 and borrowing of £543,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 724,000.00

25% Deposit £181,000.00

SDLT Charge £62,400

Legal Fees £1,000.00

Total Investment £244,400.00

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 £3,700 per calendar month.

Returns Based on Rental Income	£3,700
Mortgage Payments on £543,000.00 @ 5%	£2,262.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£370.00
Total Monthly Costs	£2,647.50
Monthly Net Income	£1,052.50
Annual Net Income	£12,630.00
Net Return	5.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,230.00**
Adjusted To

Net Return **2.14%**

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

Annual Net Income **£1,770.00**
Adjusted To

Net Return **0.72%**

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 £895,000.



£895,000

5 bedroom detached house for sale

Warrington Road, Widnes, WA8

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jul 2023 to 8 Jan 2024 (170 days) by Ashtons Estate Agency, Widnes

+ Add to report



£625,000

5 bedroom detached house for sale

Spacious family home nestled in a quiet Burtonwood cul-de-sac

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Jan 2024 to 19 Dec 2024 (325 days) by eXp UK, North West

+ 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: **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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