

LET PROPERTY PACK

INVESTMENT INFORMATION

May Street, Golborne,
Warrington, WA3 3TU

222188853

 www.letproperty.co.uk





Property Description

Our latest listing is in May Street, Golborne, Warrington, WA3 3TU

Get instant cash flow of **£584** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£669** which would provide the investor a Gross Yield of **6.1%** 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...



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Property Key Features

3 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £584

Market Rent: £669

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£6,740
Legal Fees	£1,000.00
Total Investment	£40,740.00

Projected Investment Return



The monthly rent of this property is currently set at £584.00 per calendar month but the potential market rent is

£ 669



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



Returns Based on Rental Income	£584	£669
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£58.40	£66.90
Total Monthly Costs	£485.90	£494.40
Monthly Net Income	£98.10	£174.60
Annual Net Income	£1,177.20	£2,095.20
Net Return	2.89%	5.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£757.20**
Adjusted To

Net Return **1.86%**

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

Annual Net Income **£115.20**
Adjusted To

Net Return **0.28%**

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 £125,000.



£125,000

3 bedroom terraced house for sale

Church Street, Golborne, WA3

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Apr 2025 to 15 Aug 2025 (129 days) by Jump-Pad, Newton Le Willows

+ Add to report



£119,950

3 bedroom terraced house for sale

Ashton Road, Golborne, Warrington, WA3 3UN

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Aug 2024 to 4 Dec 2024 (99 days) by Stone Cross Estate Agents, Lowton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

3 bedroom terraced house

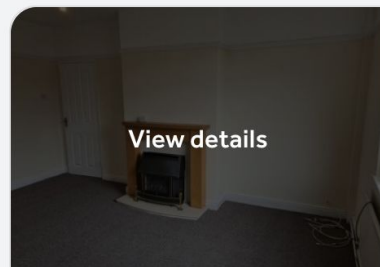
Church Street, Golborne, WA3

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2025 to 19 Sep 2025 (34 days) by Jump-Pad, Newton Le Willows

+ Add to report



£725 pcm

3 bedroom semi-detached house

Edge Green Lane, Golborne

NO LONGER ADVERTISED

Marketed from 18 Jan 2024 to 19 Jan 2024 (1 days) by Casa Sales & Lettings, Leigh

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



LETPROPERTY