

LET PROPERTY PACK

INVESTMENT INFORMATION

Portland Road, Great
Sankey, Warrington, WA5

221114352

 www.letproperty.co.uk





Property Description

Our latest listing is in Portland Road, Great Sankey, Warrington, WA5

Get instant cash flow of **£1,810** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Portland Road, Great
Sankey, Warrington, WA5

221114352



Property Key Features

5 bedrooms

3 bathrooms

Private indoor space

Versatile living areas

Factor Fees: £12.50 PM

Ground Rent: TBC

Lease Length: 978 years

Current Rent: £1,810

Market Rent: £2,000

Lounge



Kitchen



Bedrooms

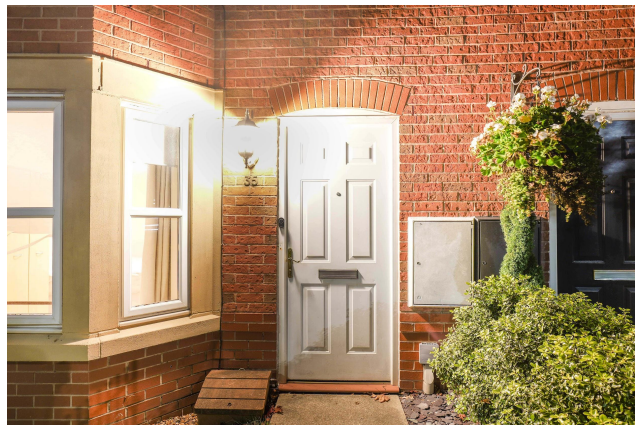


Bathroom



Exterior





Figures based on assumed purchase price of 316,000.00 and borrowing of £237,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 316,000.00

25% Deposit

£79,000.00

SDLT Charge

£21,600

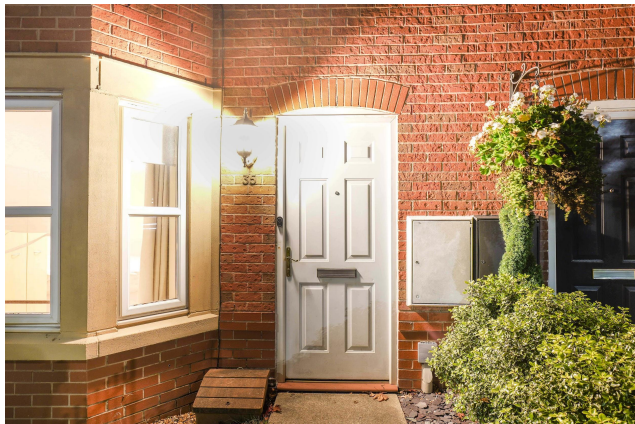
Legal Fees

£1,000.00

Total Investment

£101,600.00

Projected Investment Return



The monthly rent of this property is currently set at £1,810 per calendar month but the potential market rent is

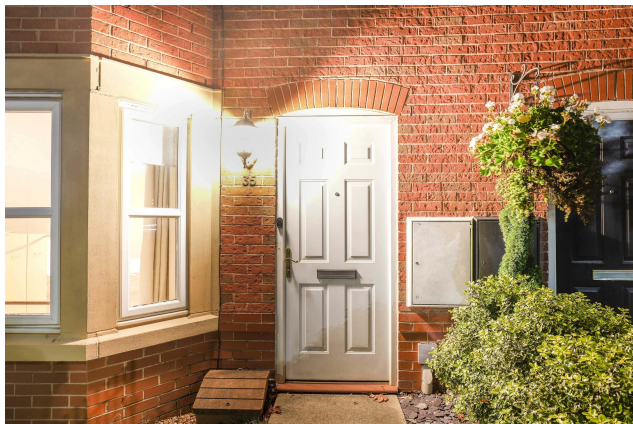
£ 2,000

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



Returns Based on Rental Income	£1,810	£2,000
Mortgage Payments on £237,000.00 @ 5%	£987.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£12.50	
Ground Rent	TBC	
Letting Fees	£181.00	£200.00
Total Monthly Costs	£1,196.00	£1,215.00
Monthly Net Income	£614.00	£785.00
Annual Net Income	£7,368.00	£9,420.00
Net Return	7.25%	9.27%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,420.00**
Adjusted To

Net Return **5.33%**

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

Annual Net Income **£4,680.00**
Adjusted To

Net Return **4.61%**

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 £290,000.



£290,000

4 bedroom town house for sale

+ Add to

Portland Road, Warrington, Cheshire, WA5

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2022 to 5 May 2023 (269 days) by James Fox Estates Ltd., Warrington

Four bedrooms | Two bathrooms and WC | Garage | Allocated parking



£290,000

4 bedroom terraced house for sale

+ Add to

Arizona Crescent, Chapelford Village, WA5

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jan 2024 to 28 Mar 2025 (431 days) by New Way Homes, Penketh

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

4 bedroom terraced house

Malvern Crescent, Wigan

NO LONGER ADVERTISED

Marketed from 24 Jan 2025 to 31 Jan 2025 (7 days) by Healy Simpson, Wigan

+ Add to report



£1,850 pcm

4 bedroom town house

Bailey Crescent, Appleton, Warrington, Cheshire, WA4

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jun 2022 to 27 Jan 2025 (949 days) by The Property Man, Sale

+ Add to report

VIDEO TOUR AVAILABLE | FOUR BEDROOMS | TOWN HOUSE | 24 MONTH OLD PROPERTY | LARGE

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: **7+ years**



Standard Tenancy Agreement In Place: **Yes**



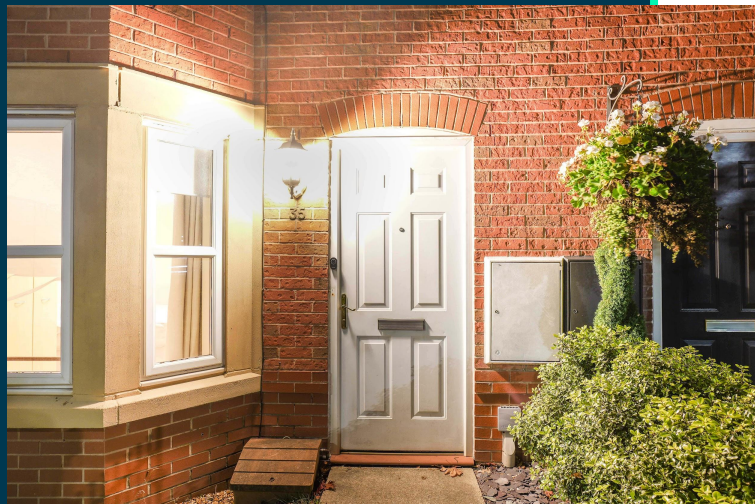
Payment history: **On time for the length of tenancy**



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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WA5

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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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