

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Rodney Street, Birkenhead, CH41

222575788











#### **Property Description**

Our latest listing is in Rodney Street, Birkenhead, CH41

Get instant cash flow of £400 per calendar month with a 4.6% Gross Yield for investors.

This property has a potential to rent for £712 which would provide the investor a Gross Yield of 8.2% 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...





Rodney Street, Birkenhead, CH41



#### **Property Key Features**

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

**Factor Fees: TBC** 

**Ground Rent: FREEHOLD** 

Lease Length: FREEHOLD

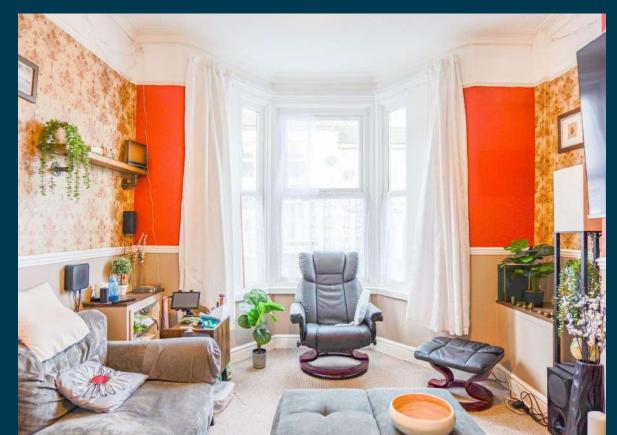
Current Rent: £400

Market Rent: £712

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## Lounge









## Kitchen



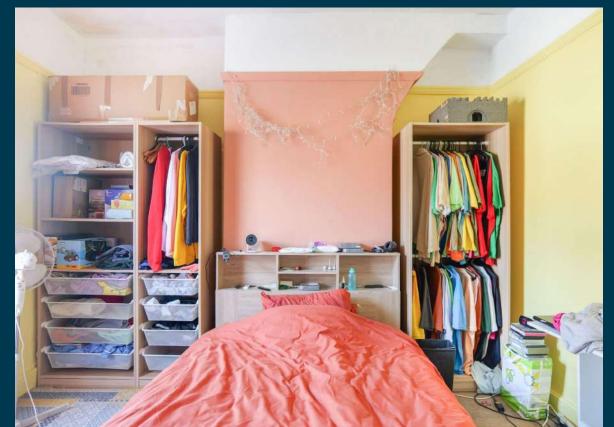






#### **Bedrooms**









## Bathroom







#### **Exterior**









#### **Initial Outlay**





Figures based on assumed purchase price of 104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£26,000.00** 

SDLT Charge £5,200

Legal Fees £1,000.00

Total Investment £32,200.00

#### **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 £400 per calendar month but the potential market rent is



Returns Based on Rental Income	£400	£712
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£40.00	£71.20
Total Monthly Costs	£380.00	£411.20
Monthly Net Income	£20.00	£300.80
Annual Net Income	£240.00	£3,609.60
Net Return	0.75%	11.21%

#### Return Stress Test Analysis Report





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

Annual Net Income

£2,185.60

Adjusted To

Net Return

6.79%

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

Annual Net Income

£2,049.60

Adjusted To

Net Return

6.37%

#### 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 £120,000.



2 bedroom terraced house for sale

+ Add to

Rodney Street, Birkenhead

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Aug 2025 to 30 Sep 2025 (47 days) by Jones & Chapman, Prenton



£120,000

2 bedroom terraced house for sale

+ Add to report

Rodney Street, Birkenhead, Wirral

NO LONGER ADVERTISED

Marketed from 22 Apr 2025 to 14 Oct 2025 (174 days) by Karl Tatler Estate Agents, Prenton

SOLD STC

£100,000

#### 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

£750 pcm

2 bedroom terraced house

+ Add to report

+ Add to report

Rodney Street, Birkenhead, CH41

NO LONGER ADVERTISED

Marketed from 16 Sep 2025 to 1 Oct 2025 (14 days) by FREYJA NORTH LIMITED, Liverpool



2 bedroom terraced house

Rodney Street, Birkenhead, CH41

NO LONGER ADVERTISED

Marketed from 7 Jan 2025 to 7 Feb 2025 (30 days) by Leaders Lettings, St Helens

#### **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: 17+ years



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for length of tenancy

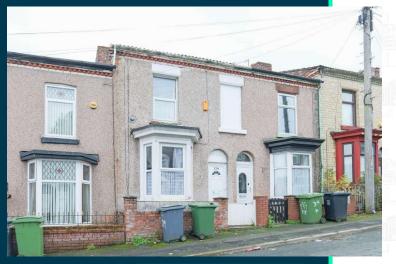


Fully compliant tenancy: Yes

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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Rodney Street, Birkenhead, CH41



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.