

LET PROPERTY PACK

INVESTMENT INFORMATION

Leyland Road, Southport,
PR9 9JQ

222574364

 www.letproperty.co.uk





Property Description

Our latest listing is in Leyland Road, Southport, PR9 9JQ

Get instant cash flow of **£585** per calendar month with a **8.02%** Gross Yield for investors.

This property has a potential to rent for **£618** which would provide the investor a Gross Yield of **8.48%** if the rent was increased to market rate.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Leyland Road, Southport,
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Property Key Features

1 Bedroom

1 Bathroom

On-Street Parking

Communal Rear Garden

Factor Fees: £22.50 pm

Ground Rent: £22.50 pm

Lease Length: 965 years

Current Rent: £585

Market Rent: £618

Lounge



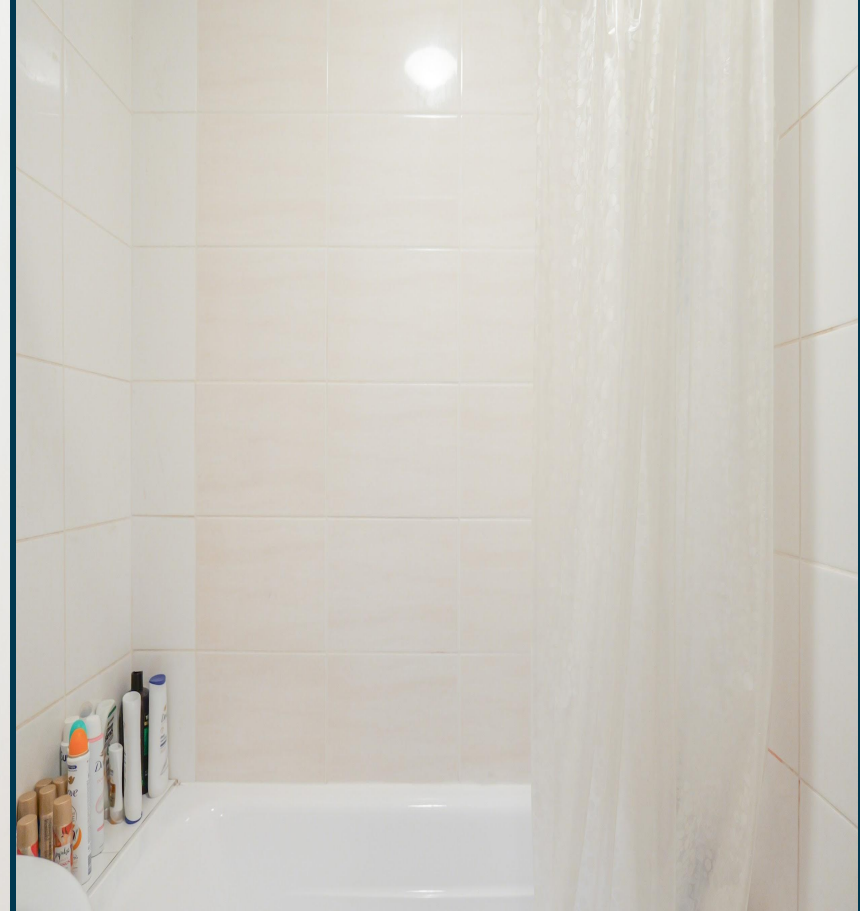
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

Projected Investment Return



The monthly rent of this property is currently set at £585 per calendar month but the potential market rent is

£ 618



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



Returns Based on Rental Income	£585	£618
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£22.50	
Ground Rent	£22.50	
Letting Fees	£58.50	£61.80
Total Monthly Costs	£431.00	£434.30
Monthly Net Income	£154.00	£183.70
Annual Net Income	£1,848.00	£2,204.40
Net Return	5.96%	7.11%

Return **Stress Test** Analysis Report



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

Annual Net Income **£968.40**
Adjusted To

Net Return **3.12%**

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

Annual Net Income **£974.40**
Adjusted To

Net Return **3.14%**

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 £115,000.



£115,000

1 bedroom flat for sale

+ Add to report

Regency Court, 29 Park Road West, Southport

CURRENTLY ADVERTISED

Marketed from 2 Sep 2025 by Lynn Thompson Estate/Letting Agents, Southport

Luxury Retirement Apartment | Over 55's | Guest Suites | Communal Lounge | Communal Laundry Rooms...



£110,000

1 bedroom apartment for sale

+ Add to report

Park Crescent, Southport

NO LONGER ADVERTISED

Marketed from 4 Jun 2025 to 13 Jun 2025 (9 days) by Anthony James Estate Agents, Southport

First Floor One Bedroomed Apartment | Open plan Lounge with modern Kitchen | Bedroom with fitted ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom apartment

+ Add to report

Tower Mansions, Liverpool Road, Birkdale, Southport, Merseyside, PR8

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Apr 2025 to 3 Jun 2025 (34 days) by Anthony James Estate Agents, Southport

Second Floor Apartment | One Bedroom Apartment | Bright and Airy Feel | Unallocated Off Road Par...



£625 pcm

1 bedroom flat

+ Add to report

54 Bath Street, Southport. PR9 0DH

NO LONGER ADVERTISED

Marketed from 18 Feb 2025 to 18 Feb 2025 by Curlett Jones Estates, Southport

One Bedroom | Partly Furnished | All utility bills and WIFI Included (WIFI) included | Use Of Two ...

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.



www.letproperty.co.uk

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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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