

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Lees Avenue, Birkenhead, CH42 2BJ

221621820











## **Property Description**

Our latest listing is in Lees Avenue, Birkenhead, CH42 2BJ

Get instant cash flow of £600 per calendar month with a 6.3% Gross Yield for investors.

This property has a potential to rent for £806 which would provide the investor a Gross Yield of 8.4% 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...







Lees Avenue, Birkenhead, CH42 2BJ



# Property Key Features

3 bedroom

1 bathroom

**Spacious Lounge** 

Well Equipped Kitchen

Factor Fees: £0

**Ground Rent: Freehold** 

Lease Length: Freehold

**Current Rent: £600** 

Market Rent: £806

221621820

# Lounge









# Kitchen









# **Bedrooms**









# Bathroom









## **Exterior**









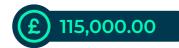
## **Initial Outlay**





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£28,750.00** 

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

## **Projected Investment Return**





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





Returns Based on Rental Income	£600.00	£806.00
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£80.60
Total Monthly Costs	£434.38	£454.98
Monthly Net Income	£165.63	£351.03
Annual Net Income	£1,987.50	£4,212.30
Net Return	5.60%	11.87%

## Return Stress Test Analysis Report





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

Annual Net Income

£2,600.30

Adjusted To

Net Return

7.32%

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

Annual Net Income

£2,487.30

Adjusted To

Net Return

**7.01**%

## 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

#### 2 bedroom terraced house for sale

+ Add to report

Wycliffe Street, Birkenhead, CH42

#### NO LONGER ADVERTISED

Marketed from 14 Jul 2023 to 26 Sep 2023 (73 days) by Strike, Nationwide



£120,000

#### 2 bedroom terraced house for sale

+ Add to report

Palmerston Street, Rock Ferry, Wirral

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Jul 2023 to 2 Feb 2024 (206 days) by Karl Tatler Estate Agents, Prenton

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom semi-detached house

+ Add to report

Faversham Way, Minshull Way, Birkenhead, Wirral, Merseyside, CH4i

NO LONGER ADVERTISED

Marketed from 26 Nov 2024 to 29 Nov 2024 (2 days) by Wise Living, Wise Living

£875 pcm



+ Add to report

£850 pcm

Lees Avenue, Birkenhead, Wirral

CURRENTLY ADVERTISED

LET AGREED

Marketed from 30 Sep 2025 by Karl Tatler Estate Agents, Prenton

#### **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: **Moved in** within the last 2 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** 

Lees Avenue, Birkenhead, CH42 2BJ



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.