

LET PROPERTY PACK

INVESTMENT INFORMATION

Silcock Street, Warrington,
WA3

220228436

 www.letproperty.co.uk





Property Description

Our latest listing is in Silcock Street, Warrington, WA3

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Silcock Street,
Warrington, WA3

220228436



Property Key Features

2 bedroom

1 bathroom

Spacious Kitchen

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 858 years

Current Rent: £750

Market Rent: £850

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



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 £750 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£750	£850
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£85.00
Total Monthly Costs	£502.50	£512.50
Monthly Net Income	£247.50	£337.50
Annual Net Income	£2,970.00	£4,050.00
Net Return	7.29%	9.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,350.00**
Adjusted To

Net Return **5.77%**

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

Annual Net Income **£2,070.00**
Adjusted To

Net Return **5.08%**

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 £140,000.



£140,000

2 bedroom semi-detached house for sale

+ Add to report

Cliftonmill Meadows, Golborne, Warrington, WA3 3NH

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Aug 2021 to 16 May 2022 (275 days) by Stone Cross Estate Agents, Lowton



£120,000

2 bedroom semi-detached house for sale

+ Add to report

Elm Avenue, Golborne, WA3

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Aug 2021 to 5 Jan 2022 (154 days) by THINK Estate Agents, Newton-le-Willows

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

2 bedroom house

Elm Avenue WA3 3SG

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Oct 2023 to 2 Nov 2023 (8 days) by Bridgfords Lettings, Stockton Heath, Warrington

+ Add to report



£850 pcm

2 bedroom terraced house

Barn Lane, WA3 3NR

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Mar 2024 to 1 Apr 2024 (25 days) by Bridgfords Lettings, Newton le Willows

+ 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**



Current term of tenancy: **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.



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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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