

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road, Birkenhead,
CH42

222511122

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Road, Birkenhead, CH42

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 **£823** 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...



Victoria Road,
Birkenhead, CH42

222511122



Property Key Features

4 bedroom

2 bathroom

Spacious Room

Good Condition

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

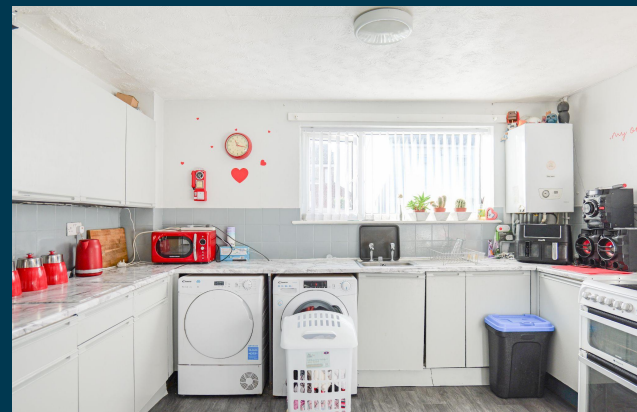
Current Rent: £750

Market Rent: £823

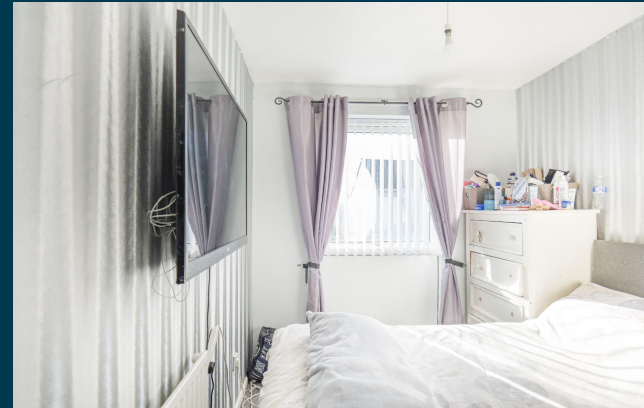
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit £36,750.00

SDLT Charge £7,790

Legal Fees £1,000.00

Total Investment £45,540.00

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

£ 823

Returns Based on Rental Income	£750	£823
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£75.00	£82.30
Total Monthly Costs	£549.38	£556.68
Monthly Net Income	£200.63	£266.33
Annual Net Income	£2,407.50	£3,195.90
Net Return	5.29%	7.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,549.90**
Adjusted To

Net Return **3.40%**

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

Annual Net Income **£990.90**
Adjusted To

Net Return **2.18%**

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 £165,000.



£165,000

4 bedroom end of terrace house for sale

+ Add to report

Falcon Road, Birkenhead, Wirral

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Nov 2021 to 8 Feb 2022 (70 days) by Karl Tatler Estate Agents, Prenton



£160,000

4 bedroom terraced house for sale

+ Add to report

Chesnut Grove, Birkenhead

NO LONGER ADVERTISED

Marketed from 21 Nov 2022 to 11 Jan 2023 (51 days) by Jones & Chapman, Prenton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

4 bedroom semi-detached house

Chesnut Grove, Birkenhead, Wirral

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Sep 2024 to 26 Oct 2024 (42 days) by Karl Tatler Estate Agents, Prenton

+ Add to report



£995 pcm

4 bedroom semi-detached house

Dingle Road, Birkenhead

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Feb 2024 to 12 Mar 2024 (14 days) by Harper & Woods, Wallasey

+ 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: **3 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.



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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