

LET PROPERTY PACK

INVESTMENT INFORMATION

Junction Lane, St. Helens,
WA9

222685355

 www.letproperty.co.uk





Property Description

Our latest listing is in Junction Lane, St. Helens, WA9

Get instant cash flow of **£400** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£761** which would provide the investor a Gross Yield of **10.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Junction Lane, St. Helens,
WA9

222685355



Property Key Features

3 bedroom

2 bathroom

Spacious Lounge

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: £400 pm

Lease Length: 903 years

Current Rent: £400

Market Rent: £761

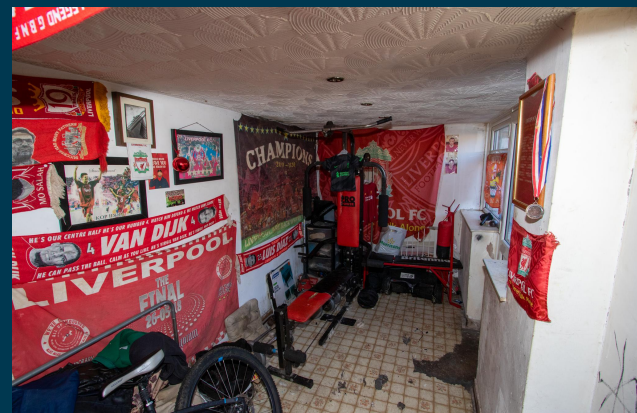
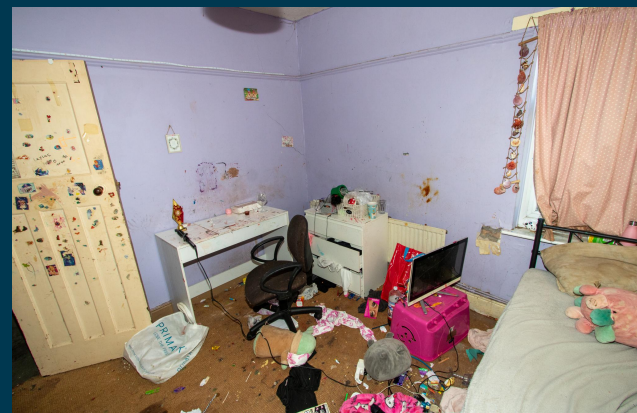
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £89,000.00 and borrowing of £66,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 89,000.00

25% Deposit	£22,250.00
SDLT Charge	£4,450
Legal Fees	£1,000.00
Total Investment	£27,700.00

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

£ 761

Returns Based on Rental Income	£400	£761
Mortgage Payments on £66,750.00 @ 5%	£278.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£400.00	
Letting Fees	£40.00	£76.10
Total Monthly Costs	£733.13	£769.23
Monthly Net Income	-£333.13	-£8.23
Annual Net Income	-£3,997.50	-£98.70
Net Return	-14.43%	-0.36%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,620.70**
Adjusted To

Net Return **-5.85%**

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

Annual Net Income **£3,366.30**
Adjusted To

Net Return **12.15%**

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 £170,000.



£170,000

3 bedroom semi-detached house for sale

Hoghton Road, St. Helens, WA9

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Oct 2024 to 28 Apr 2025 (185 days) by Ashtons Estate Agency, St Helens

+ Add to report



£165,000

3 bedroom semi-detached house for sale

Henllan Gardens, St Helens, WA9

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Sep 2021 to 19 Jul 2022 (298 days) by Ashtons Estate Agency, St Helens

+ Add to report

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

3 bedroom terraced house

Junction Lane, St. Helens, Merseyside, WA9

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jul 2024 to 28 Aug 2024 (43 days) by Reeds Rains, St Helens

+ Add to report



£795 pcm

3 bedroom terraced house

Junction Lane, St. Helens, Merseyside, WA9

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jul 2024 to 9 Aug 2024 (28 days) by Reeds Rains, St Helens

+ 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.



Junction Lane, St. Helens, WA9

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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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