



LET PROPERTY

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INVESTMENT INFORMATION

Brookfield,
Newton-Le-Willows, WA12

221806041

 www.letproperty.co.uk



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Property Description

Our latest listing is in Brookfield, Newton-Le-Willows, WA12

Get instant cash flow of **£600** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£854** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 868 years

Current Rent: £600

Market Rent: £854

Lounge



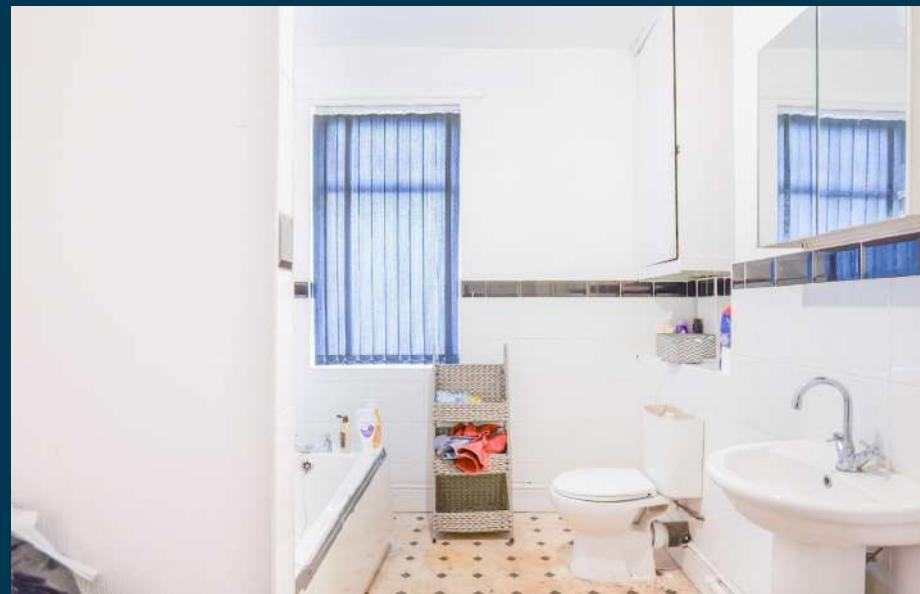
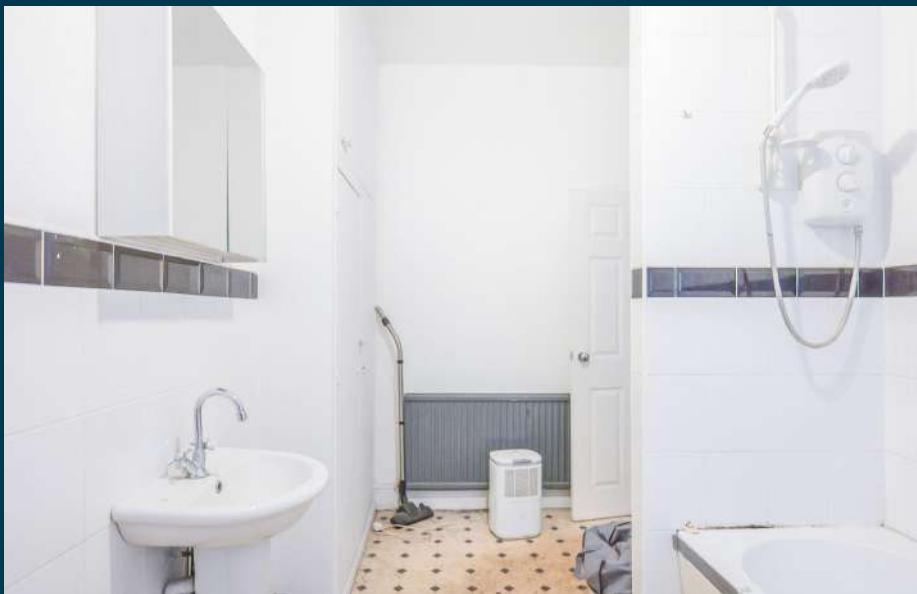
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of 98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



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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 £600 per calendar month but the potential market rent is

£ 854

Returns Based on Rental Income	£600	£854
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£60.00	£85.40
Total Monthly Costs	£381.25	£406.65
Monthly Net Income	£218.75	£447.35
Annual Net Income	£2,625.00	£5,368.20
Net Return	8.63%	17.66%

Return Stress Test Analysis Report



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

Annual Net Income	£3,660.20
Adjusted To	
Net Return	12.04%

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

Annual Net Income	£3,898.20
Adjusted To	
Net Return	12.82%

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 £100,000.



£100,000

2 bedroom terraced house for sale

+ Add to report

King Street, Newton-Le-Willows, WA12

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Jun 2025 by THINK Estate Agents, Newton-le-Willows

Mid Terraced Home | Two good sized bedrooms | Close to Town Centre and Rail Station | Two Bathrooms



£100,000

2 bedroom terraced house for sale

+ Add to report

School Street, Newton-le-Willows, Merseyside, WA12

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Mar 2024 to 26 Nov 2024 (244 days) by Bridgfords, Newton-le-Willows

No Chain | End Terrace | Two Bedrooms | Large rear courtyard | Living Room | EPC

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

[+ Add to report](#)

Wargrave Road, Newton-Le-Willows, WA12

NO LONGER ADVERTISED

Marketed from 29 Jul 2025 to 18 Aug 2025 (19 days) by OpenRent, London

£995 pcm

No Agent Fees | Property Reference Number: 2570664



2 bedroom end of terrace house

[+ Add to report](#)

Rydal Street, Newton-le-willows, WA12

CURRENTLY ADVERTISED

Marketed from 30 Sep 2025 by Kelrick Properties, Ashton-in-Makerfield

£900 pcm

2 bedroom end terrace | Nearby Train Station | Modern Fitted Kitchen | Modern Fitted Bathroom | E

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 2 years**



Payment history: **On time for the 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.



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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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