

LET PROPERTY PACK

INVESTMENT INFORMATION

The Uplands, Runcorn,
WA7

221638850

 www.letproperty.co.uk





Property Description

Our latest listing is in The Uplands, Runcorn, WA7

Get instant cash flow of **£850** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,125** which would provide the investor a Gross Yield of **8.6%** 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...



The Uplands, Runcorn,
WA7

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Property Key Features

3 bedroom

2 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £1,125

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £157,000.00 and borrowing of £117,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 157,000.00

25% Deposit	£39,250.00
SDLT Charge	£8,490
Legal Fees	£1,000.00
Total Investment	£48,740.00

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 £850 per calendar month but the potential market rent is

£ 1,125

Returns Based on Rental Income	£850	£1,125
Mortgage Payments on £117,750.00 @ 5%	£490.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£85.00	£112.50
Total Monthly Costs	£590.63	£618.13
Monthly Net Income	£259.38	£506.88
Annual Net Income	£3,112.50	£6,082.50
Net Return	6.39%	12.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,832.50**
Adjusted To

Net Return **7.86%**

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

Annual Net Income **£3,727.50**
Adjusted To

Net Return **7.65%**

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 £180,000.



£180,000

3 bedroom terraced house for sale

+ Add to

Charlton Close, Palacefields, Runcorn

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Sep 2022 to 15 May 2023 (241 days) by Jordan & Halstead, Frodsham



£135,000

3 bedroom terraced house for sale

+ Add to re

Charlton Close, Runcorn

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Oct 2022 to 28 Nov 2022 (47 days) by Adams Estate Agents, Runcorn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom cottage

Windmill Lane, Preston On The Hill, WARRINGTON

CURRENTLY ADVERTISED

LET AGREED

Marketed from 6 Oct 2025 by Swetenhams - Lettings, Frodsham

+ Add to report



£1,050 pcm

2 bedroom cottage

Windmill Lane, Preston On The Hill, WARRINGTON

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jan 2024 to 19 Feb 2024 (43 days) by Swetenhams - Lettings, Frodsham

+ 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.



LETPROPERTY