

LET PROPERTY PACK

INVESTMENT INFORMATION

The Woodlands,
Birkenhead, CH41

221586242

 www.letproperty.co.uk





Property Description

Our latest listing is in The Woodlands, Birkenhead, CH41

Get instant cash flow of **£500** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **9.4%** 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...



The Woodlands,
Birkenhead, CH41

221586242



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: £105.00 pm

Ground Rent: Leasehold

Lease Length: 974 years

Current Rent: £500

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £83,000.00 and borrowing of £62,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 83,000.00

25% Deposit	£20,750.00
SDLT Charge	£4,150
Legal Fees	£1,000.00
Total Investment	£25,900.00

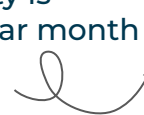
Projected Investment Return



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 £500 per calendar month but the potential market rent is



£ 650

Returns Based on Rental Income	£500	£650
Mortgage Payments on £62,250.00 @ 5%	£259.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£105.00	
Ground Rent	Leasehold	
Letting Fees	£50.00	£65.00
Total Monthly Costs	£429.38	£444.38
Monthly Net Income	£70.63	£205.63
Annual Net Income	£847.50	£2,467.50
Net Return	3.27%	9.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,167.50**
Adjusted To

Net Return **4.51%**

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

Annual Net Income **£1,222.50**
Adjusted To

Net Return **4.72%**

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 £80,000.



£80,000

Property for sale

+ Add to report

30 THE WOODLANDS, BIRKENHEAD

NO LONGER ADVERTISED

Marketed from 30 Aug 2023 to 2 Oct 2023 (32 days) by Smith and Sons, Auctions



£60,000

1 bedroom flat for sale

+ Add to report

The Woodlands, Birkenhead

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Nov 2022 to 19 May 2023 (181 days) by Jones & Chapman, Prenton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom apartment

+ Add to report

Fearnley Hall, Birkenhead

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Oct 2024 to 20 Dec 2024 (59 days) by Marshall Property, Liverpool



£500 pcm

1 bedroom flat

+ Add to report

Flat , Fearnley Hall, The Woodlands, Birkenhead

NO LONGER ADVERTISED

Marketed from 25 Apr 2023 to 16 Jun 2023 (52 days) by Point Properties, Liverpool

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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