

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

15 Mendip Grove
St. Helens
WA9 2EX

PROPERTY DETAILS

15 Mendip Grove
St.Helens
WA9 2EX

OFFERS IN EXCESS OF
£115,000

Sell Your Tenanted Property are delighted to bring to market this 2- bedroom house situated in the sought after area of St.Helens

Type Of Home Terraced

Tenure Freehold

Rent £485/PCM

Returns £5820

Yield 5%

Bedrooms 2

Bathrooms 1

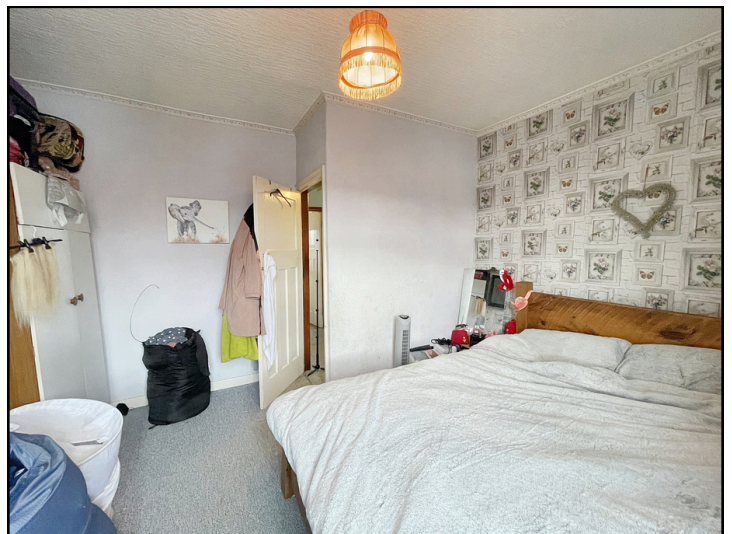
Reception 1

Area Sqft 818

PROPERTY IMAGES



PROPERTY IMAGES

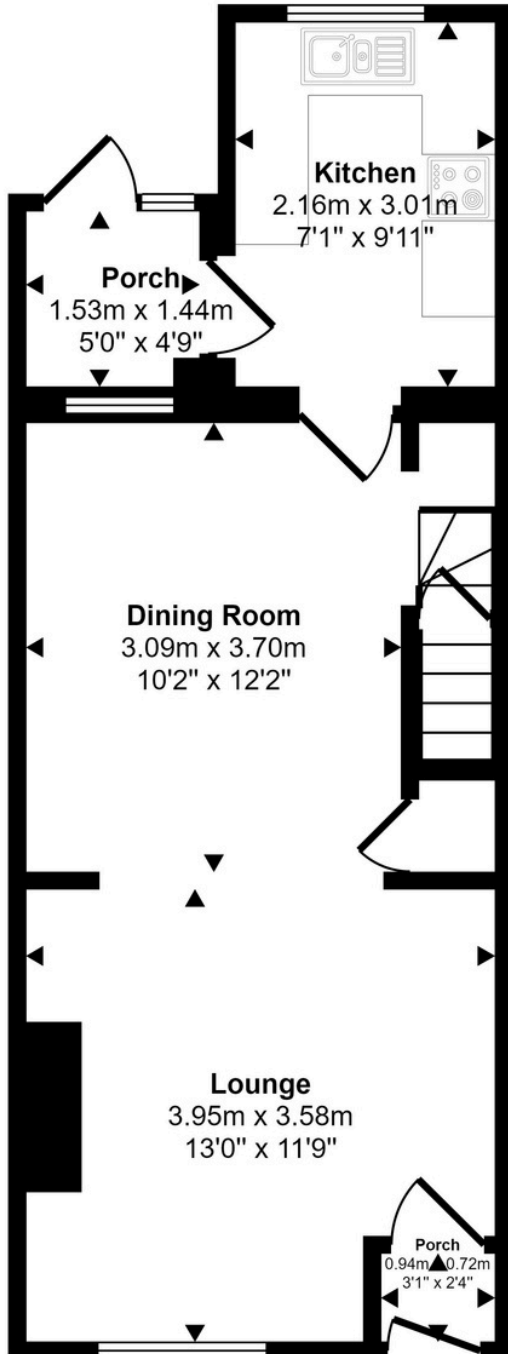


PROPERTY IMAGES



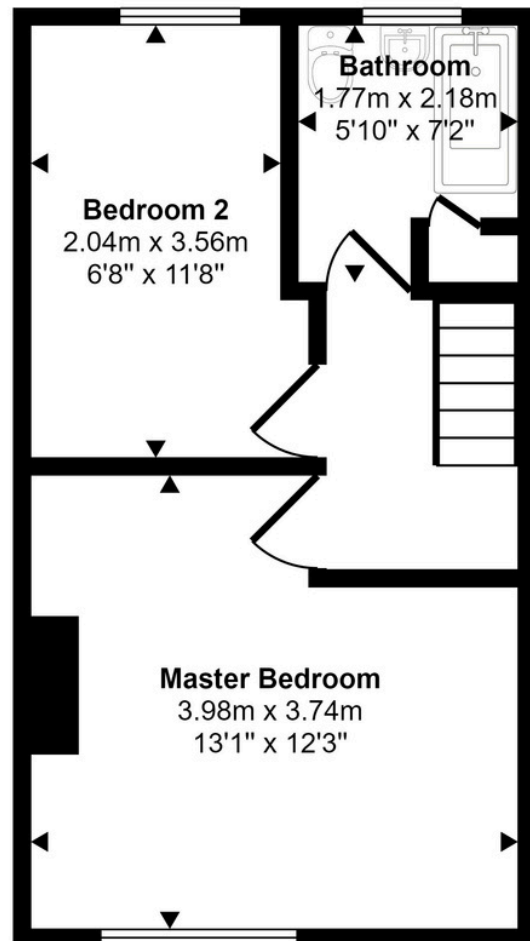
Floor Plan

Approx Gross Internal Area
69 sq m / 748 sq ft



Ground Floor

Approx 40 sq m / 427 sq ft



First Floor

Approx 30 sq m / 320 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.
We then used the historic performance to show the potential future increase
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**

RETURN AT CURRENT RENT

£485/PCM

Cash Purchase Investment/ Current Return = **4.9% Yield**

Investment

House Purchase Price	£115,000
LBTT	£3,450
Legal Fees	£1,000
Total Investment	£119,450

Income

Annual Income	£5,820
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£5,820

BTL Mortgage Investment/ Current Return = **5.6% Yield**

Investment

25% Of Purchase Price	£28,750
LBTT	£3,450
Legal Fees	£1,000
Total Investment	£33,200

Income

Potential Annual Income	£5,820
Less Mortgage Int	£3,967.5
Service Charge & Ground Rent	£0
Net Annual Income	£1,852.5

*Assumed 25% deposit & BTL interest rate of 4.6%

RETURN AT POTENTIAL RENT £655/PCM

Cash Purchase Investment/ Current Return = **6.6% Yield**

Investment

House Purchase Price	£115,000
LBTT	£3,450
Legal Fees	£1,000
Total Investment	£119,450

Income

Annual Income	£7,860
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£7,860

BTL Mortgage Investment/ Current Return = **11.7% Yield**

Investment

25% Of Purchase Price	£28,750
LBTT	£3,450
Legal Fees	£1,000
Total Investment	£33,200

Income

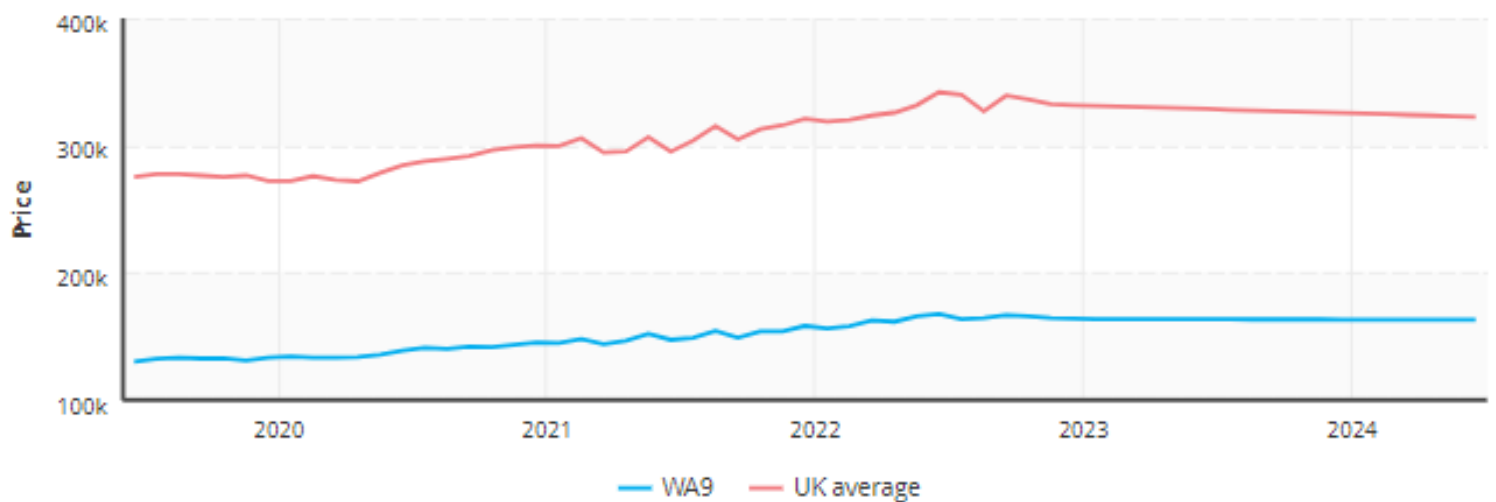
Potential Annual Income	£7,860
Less Mortgage Int	£3,967.5
Service Charge & Ground Rent	£0
Net Annual Income	£3,892.5

*Assumed 25% deposit & BTL interest rate of 4.6%

PROJECTED FUTURE VALUE

House prices in the WA9 Area In The Last 5 Years

Average home values nationwide



Historically, House prices in the WA9 area have risen by 25.9%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **61.7%**

Cash Investment	£115,000
5 Year Income	£39,300
Potential Increase In Value (based off of CMV of £115k)	£31,598
House Price In 5 Years	£153,598 (conservatively)
Total Potential Return	£70,898

BTL Mortgage Investment/Potential Total Return **153.8%**

Cash Investment	£33,200
5 Year Net Income	£19,462.5
Potential Increase In Value	£31,598
Total Potential Return	£51,060.5

LOCAL SALES ACTIVITY

Comparable sale properties



£125,000

Broad Oak Road, St. Helens, 2 WA9

Distance: 0.06 miles

3 End terrace house / Leasehold

Brought to the sales market by David Davies Sales and Lettings Agent with no onward chain is this extended end-terraced property, set to impress. This home is ready for a new owner to come in and ...

Sale date: Mar 2001
Price: £41,950



£130,000

Malvern Road, St. Helens WA9

Distance: 0.08 miles

3 Terraced house / Freehold

We welcome to the market this spacious three bedroom mid terrace property. The property is situated in a popular location, close by you will find an abundance of local amenities, well-regarded ...



£110,000

Malvern Road, St. Helens WA9 **ARCHIVED**

Distance: 0.09 miles

3 Terraced house / Freehold

ideal first time buydriveway parking*** This is a fabulous opportunity to purchase a three bedroom mid terraced home, affording driveway parking and a lovely rear garden. The Freehold ...



£123,000

Pennine Drive, St. Helens WA9 **ARCHIVED**

Distance: 0.13 miles

2 Semi-detached house / Freehold

Two bed semi-detached property near amenities with no upward chain. Includes entrance hallway, living room, dining room, spacious kitchen, two double bedrooms, modern family bathroom, and a ...

Sale date: Apr 2022 Feb 2021
Price: £88,000 £50,000

LOCAL LETTINGS ACTIVITY

Comparable rental properties



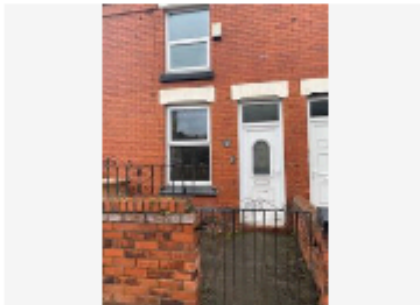
£725 pcm (£167 pw)

Medway Court, St. Helens WA9

Distance: 0.25 miles

 2  Flat

JonesPottsTaylor are delighted to offer to let this two bedroom, purpose-built, first floor apartment. Situated in a sought after residential location, close to network links, schools, shops and ...



£625 pcm (£144 pw)

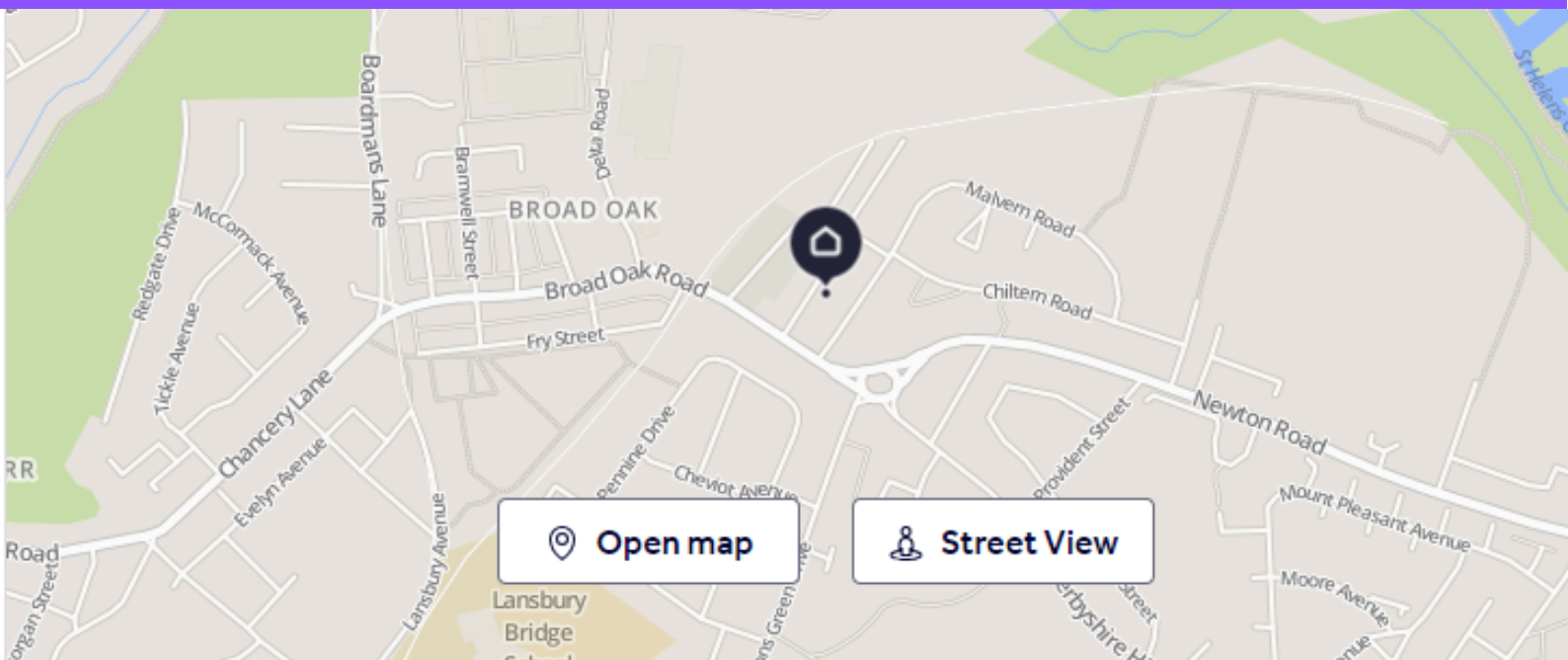
Nicholson Street, St. Helens WA9

Distance: 0.25 miles

 2  Terraced house

Leef are delighted to offer for rent this well presented two bedroom property situated in St.Helens. The property briefly comprises of two good sized bedrooms, living room, kitchen and more! ...

LOCAL SCHOOLS



🚉 Stations

🎓 Schools

NEAREST SCHOOLS ⓘ

- | | |
|---|-----------|
| 🎓 Pace | 0.1 miles |
| Type: N/A Ofsted: Good | |
| 🎓 Broad Oak Community Primary School | 0.3 miles |
| State School Ofsted: Good | |
| 🎓 Lansbury Bridge School | 0.4 miles |
| State School Ofsted: Good | |
| 🎓 Mill Green School | 0.4 miles |
| State School Ofsted: Outstanding | |

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Contact Information



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