

LET PROPERTY PACK

INVESTMENT INFORMATION

High Road, Halton, LA2

229542546

 www.letproperty.co.uk





Property Description

Our latest listing is in High Road, Halton, LA2

Get instant cash flow of **£1,498** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£1,750** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



High Road, Halton, LA2

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Property Key Features

A Portfolio of Flat and Commercial Spaces

3 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,498

Market Rent: £1,750

Spacious Living Spaces



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £262,000.00 and borrowing of £196,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 262,000.00

25% Deposit	£65,500.00
SDLT Charge	£16,200
Legal Fees	£1,000.00
Total Investment	£82,700.00

Projected Investment Return



The monthly rent of this property is currently set at £1,498 per calendar month but the potential market rent is

£ 1,750



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,498	£1,750
Mortgage Payments on £196,500.00 @ 5%	£818.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£149.77	£175.00
Total Monthly Costs	£983.52	£1,008.75
Monthly Net Income	£514.14	£741.25
Annual Net Income	£6,169.73	£8,895.00
Net Return	7.46%	10.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,395.00**
Adjusted To

Net Return **6.52%**

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

Annual Net Income **£4,965.00**
Adjusted To

Net Return **6.00%**

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 £350,000.



£350,000

1 bedroom cottage for sale

Quernmore, Lancaster

NO LONGER ADVERTISED

Marketed from 27 Jul 2026 to 30 Sep 2026 (64 days) by Martin & Co, Blackpool



£285,000

1 bedroom detached bungalow for sale

Woodberry, Caton Green Road, Lancaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Mar 2026 to 2 Oct 2026 (197 days) by Sue Bridges, Lancaster

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,023 based on the analysis carried out by our letting team at **Let Property Management**.



£2,023 pcm

1 bedroom flat

+ Ac

Main Road, Bolton le sands

NO LONGER ADVERTISED

Marketed from 19 Jan 2026 to 28 Aug 2026 (221 days) by Mighty House Estates, Lancaster



£2,013 pcm

1 bedroom flat

+ Ac

Main Road, Bolton le sands

NO LONGER ADVERTISED

Marketed from 19 Jan 2026 to 28 Aug 2026 (220 days) by Mighty House Estates, Lancaster

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
within the last 2 years**



Payment history: **On time for 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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