

LET PROPERTY PACK

INVESTMENT INFORMATION

The Glen, Palacefields,
Runcorn, WA7

227793310

 www.letproperty.co.uk





Property Description

Our latest listing is in The Glen, Palacefields, Runcorn, WA7

Get instant cash flow of **£750** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£874** which would provide the investor a Gross Yield of **9.1%** 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...



The Glen, Palacefields,
Runcorn, WA7

227793310



Property Key Features

3 Bedrooms

1 Bathrooms

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

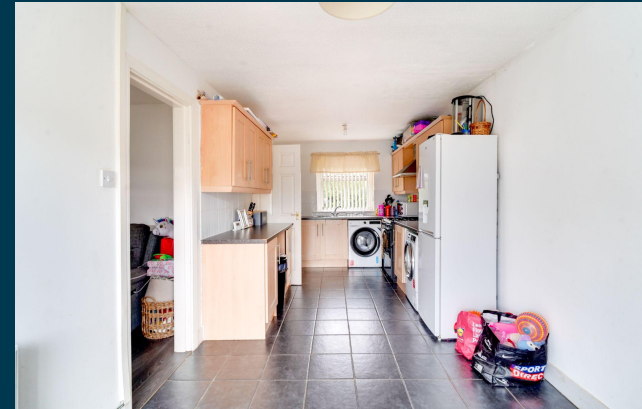
Current Rent: £750

Market Rent: £874

Lounge



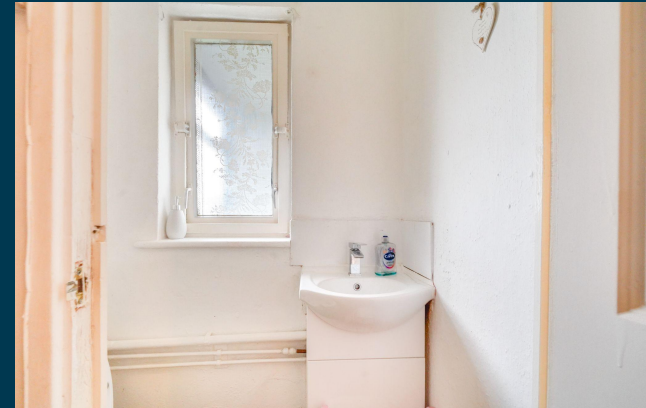
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £115,000.

ASSUMED PURCHASE PRICE

£ 115,000

SDLT Charge £5,750

Legal Fees £1,000

Total Investment £121,750

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 874

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

Returns Based on Rental Income	£750	£874
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£75.00	£87.40
Total Monthly Costs	£90.00	£102.40
Monthly Net Income	£660.00	£771.60
Annual Net Income	£7,920.00	£9,259.20
Net Return	6.51%	7.61%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,511**
Adjusted To

Net Return **6.17%**

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 £170,000.



£170,000

3 bedroom end of terrace house for sale

Stone Barn Lane, Runcorn

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Dec 2025 to 18 Jun 2026 (196 days) by Adams Real Estate, Runcorn

+ Add to report



£150,000

3 bedroom terraced house for sale

The Glen, Runcorn

CURRENTLY ADVERTISED

Marketed from 17 Aug 2026 by Bests Estates Agents, Runcorn

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom semi-detached house

+ Add to report

Troutbeck Close, Beechwood, WA7

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Apr 2026 to 19 Jun 2026 (73 days) by HomeSmart Estates, Runcorn



£1,100 pcm

3 bedroom end of terrace house

+ Add to report

The Glen, Runcorn, Cheshire, WA7

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2026 to 16 Jul 2026 (42 days) by Entwistle Green, Widnes

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: **4 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.



The Glen, Palacefields, Runcorn, WA7

PROPERTY ID: 12345678



www.letproperty.co.uk

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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