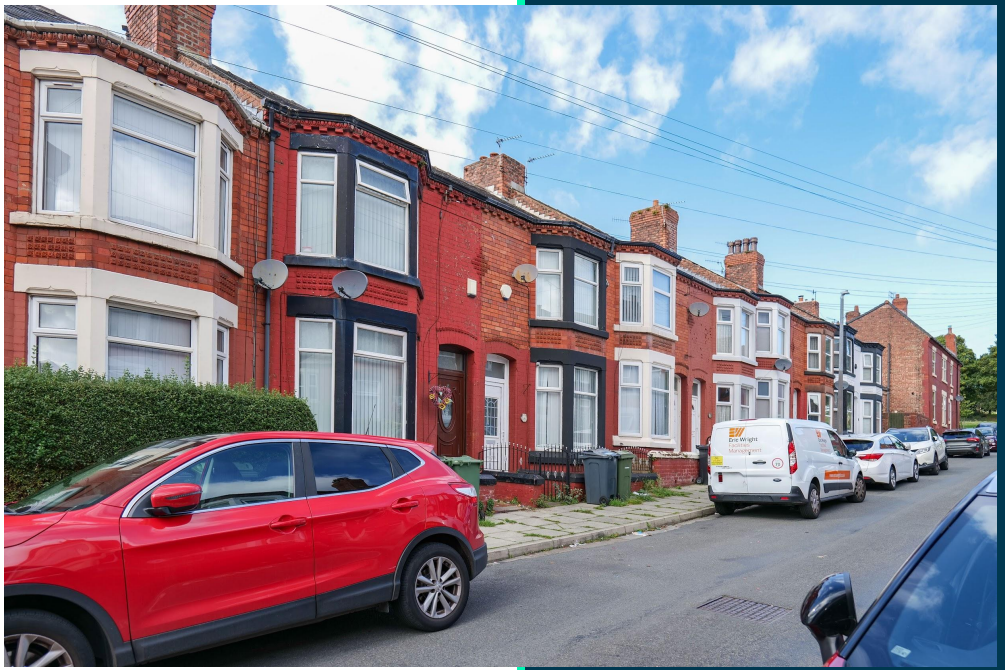
LET PROPERTY PACK

INVESTMENT INFORMATION

Rosedale Road,
Birkenhead, CH42

229331463

www.letproperty.co.uk



Property Description

Our latest listing is in Rosedale Road, Birkenhead, CH42

Get instant cash flow of **£625** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£838** which would provide the investor a Gross Yield of **9.6%** 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...

Rosedale Road,
Birkenhead, CH42

229331463

Property Key Features

- 2 bedroom
- 1 bathroom
- Spacious Rooms
- Easy access to local amenities

- Factor Fees: £0
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Current Rent: £625
- Market Rent: £838

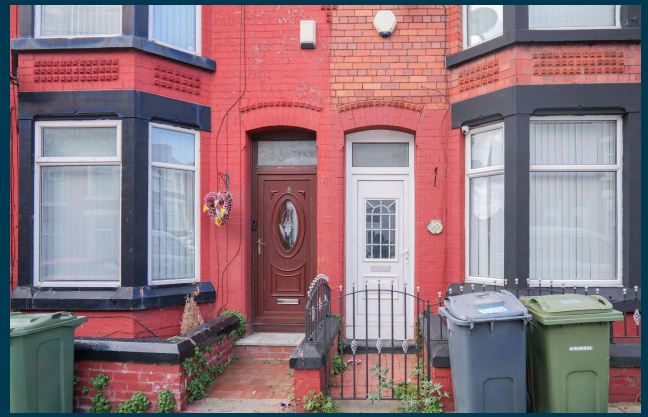
Lounge

Kitchen

Bedrooms

Bathroom

Exterior



Initial Outlay

Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	**£26,250.00**
SDLT Charge	**£5,250**
Legal Fees	**£1,000.00**
Total Investment	**£32,500.00**

Projected Investment Return

The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is £ 838

Returns Based on Rental Income	£625	£838
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£62.50	£83.80
Total Monthly Costs	£405.63	£426.93
Monthly Net Income	£219.38	£411.08
Annual Net Income	£2,632.50	£4,932.90
Net Return	8.10%	15.18%

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

Return Stress Test Analysis Report

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

Annual Net Income Adjusted To	**£3,256.90**
Net Return	**10.02%**

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

Annual Net Income Adjusted To	**£3,357.90**
Net Return	**10.33%**

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 £140,000.

£140,000

2 bedroom semi-detached house for sale

+ Add to report

Sidney Terrace, Birkenhead, CH42

NO LONGER ADVERTISED SOLD STC

Marketed from 9 Feb 2026 to 1 Sep 2026 (203 days) by Home Estate Agents, Oxton

£120,000

2 bedroom apartment for sale

+ Add to report

Victoria Park Road, Tranmere, Merseyside, CH42

CURRENTLY ADVERTISED SOLD STC

Marketed from 13 Sep 2026 by Bradshaw Farnham & Lea, Prenton

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 pm based on the analysis carried out by our letting team at **Let Property Management**.

£950 pcm

2 bedroom apartment

+ Add to report

Carlton Mount, Birkenhead

NO LONGER ADVERTISED | LET AGREED

Marketed from 29 Jul 2026 to 24 Aug 2026 (25 days) by Hewitt Adams Ltd, Heswall

£895 pcm

2 bedroom apartment

+ Add to report

Carlton Mount, Birkenhead

CURRENTLY ADVERTISED

Marketed from 16 Sep 2026 by Hewitt Adams Ltd, Heswall

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: **8 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.

www.letproperty.co.uk

Rosedale Road, Birkenhead, CH42

229331463

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