TENANTED PROPERTY AUCTION PACK

INVESTMENT INFORMATION

Mersey Road, Widnes,
WA8

228767104



Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Mersey Road, Widnes, WA8

Rent currently agreed with tenant of **£900** per calendar month which calculates to a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£1,470** which would provide the investor a Gross Yield of **12.8%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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

Tenanted Property Auctions



Mersey Road, Widnes, WA8

228767104

Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £900

Market Rent: £1,470

Lounge







Kitchen







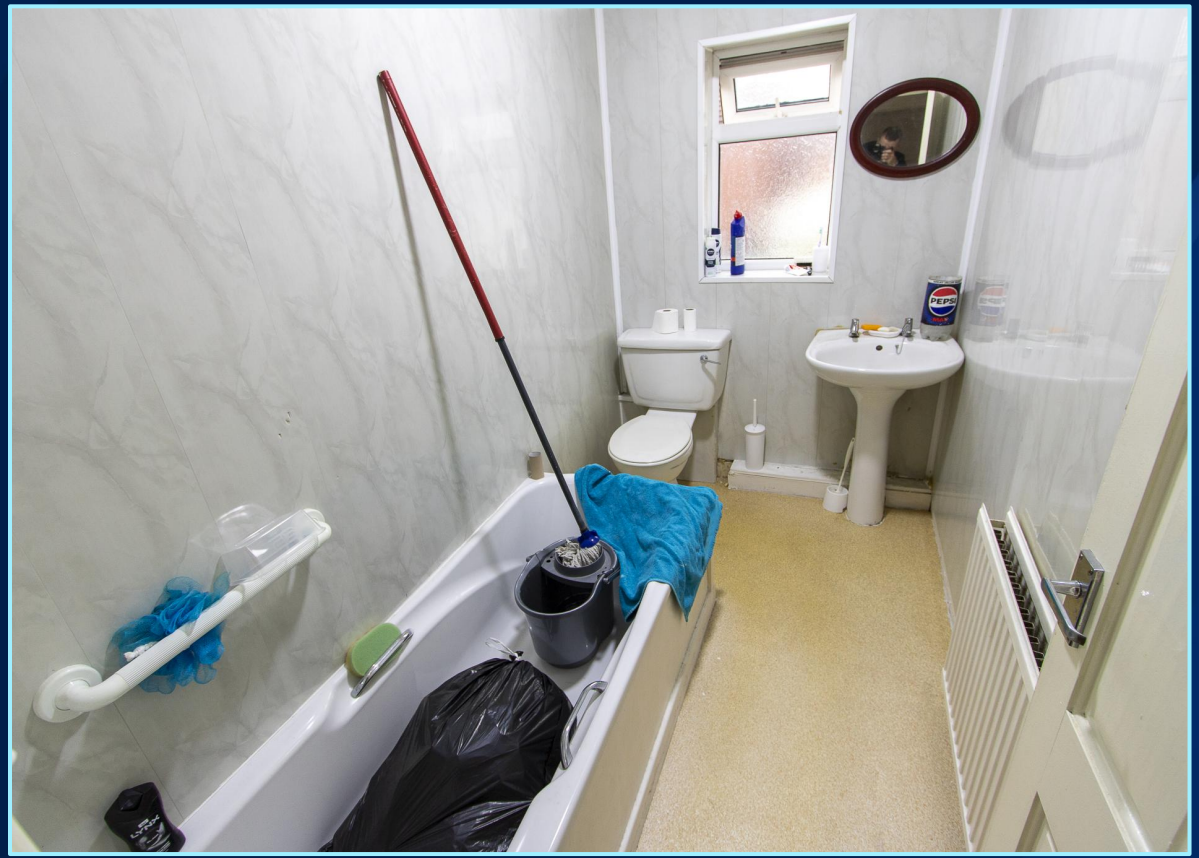
Bedrooms







Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£138,000

10% Deposit (£5,000 Minimum)	**£13,800**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£19,800**
Purchase Balance	**£124,200**
SDLT Charge	**£7,160**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£132,360**

Your total all in costs would be ~£132,360 after taxes and fees based on a purchase price of £138,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £165,000.



4 bedroom coach house for sale

+ Add to report

Heald Street, Liverpool, L19

CURRENTLY ADVERTISED

Marketed from 11 Aug 2026 by Ashtons Estate Agency, Liverpool

£165,000



4 bedroom flat for sale

+ Add to report

Ivanhoe Road & Flat 8, 37 Ivanhoe Road, Aigburth, LIVERPOOL

CURRENTLY ADVERTISED

Marketed from 15 Oct 2026 by Barnard Marcus, Hammersmith Auctions

£150,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our lettings team.



4 bedroom flat

+ Add to report

Ullet Road, Liverpool, L8

NO LONGER ADVERTISED

Marketed from 10 Jun 2026 to 24 Aug 2026 (74 days) by HOMEsure, Liverpool

£1,650 pcm



4 bedroom apartment

+ Add to report

Queens Drive, Mossley Hill, Liverpool, Merseyside, L18

CURRENTLY ADVERTISED

Marketed from 17 Aug 2026 by Move Residential, Mossley Hill

£1,600 pcm



Mersey Road, Widnes, WA8

PROPERTY ID: 228767104

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.