

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Linnets Park, Runcorn,  
WA7 1LS

215568076

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Linnets Park, Runcorn, WA7 1LS

Get instant cash flow of **£750** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£817** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Linnets Park, Runcorn,  
WA7 1LS

215568076



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Rear communal garden**

**Designated parking for residents**

**Easy Access to Local Amenities**

**Factor Fees: £178 pm**

**Ground Rent: £6.25 pm**

**Lease Length: 104 years**

**Current Rent: £750**

**Market Rent: £817**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

# Projected Investment Return



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

£ 817



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£750	£817
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£178.00	
Ground Rent	£6.25	
Letting Fees	£75.00	£81.70
<b>Total Monthly Costs</b>	<b>£705.50</b>	<b>£712.20</b>
<b>Monthly Net Income</b>	<b>£44.50</b>	<b>£104.80</b>
<b>Annual Net Income</b>	<b>£534.00</b>	<b>£1,257.60</b>
<b>Net Return</b>	<b>1.25%</b>	<b>2.95%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£376.40**  
Adjusted To

Net Return                      **-0.88%**

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

Annual Net Income      **-£737.40**  
Adjusted To

Net Return                      **-1.73%**

# 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 £145,000.



£145,000

## 2 bedroom flat for sale

+ Add to report

The Chapter House, Bridge Lane, Frodsham

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Apr 2023 to 12 May 2024 (393 days) by Yopa, North West & Midlands

No Chain | New Carpets | Fully Renovated | Ideal First Home | Ideal Investment | Close to Shops |...



£140,000

## 2 bedroom apartment for sale

+ Add to report

Biggleswade Drive, Runcorn, Cheshire, WA7

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 28 Nov 2024 by Leadenhall Estates, Colchester

DOUBLE GLAZING | GAS CENTRAL HEATING | FOUR PIECE BATHROOM | PARKING

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 2 bedroom apartment

+ Add to report

Lodge Place 2 Bed

NO LONGER ADVERTISED

Marketed from 9 Apr 2018 to 7 May 2024 (2219 days) by Ashbury Residential, Liverpool

2 Double Bedroom Apartment | Purpose Built Development | High quality German fitted kitchen | Al...



£825 pcm

## 2 bedroom apartment

+ Add to report

Lingwell Park, Widnes, WA8

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Jan 2025 to 14 Feb 2025 (34 days) by Ashtons Estate Agency, Warrington

First Floor | Two Double Bedrooms | Large Living Room With Juliet Balcony | Available Now | Alloc...

# Current Tenant Profile



As this property is currently tenanted, 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: **2 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Linnets Park, Runcorn, WA7 1LS

215568076

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**