

LET PROPERTY PACK

INVESTMENT INFORMATION

Mayfair Court,
Woodchurch Road,
Prenton CH43

225244908

 www.letproperty.co.uk





Property Description

Our latest listing is in Mayfair Court,
Woodchurch Road, Prenton CH43

Get instant cash flow of **£715** per calendar
month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£726**
which would provide the investor a Gross Yield
of **7.9%** if the rent was increased to market
rate.

**With a location that is ideal for families and a
rewarding rental income, this would a great
long term investment for an investor.**

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



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Woodchurch Road,
Preston CH43

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £120.00 PM

Ground Rent: £21.00 PM

Lease Length: 104 Years

Current Rent: £715

Market Rent: £726

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £715 per calendar month but the potential market rent is

£ 726



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



Returns Based on Rental Income	£715	£726
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£21.00	
Letting Fees	£71.50	£72.60
Total Monthly Costs	£571.25	£572.35
Monthly Net Income	£143.75	£153.65
Annual Net Income	£1,725.00	£1,843.80
Net Return	5.07%	5.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£391.80**
Adjusted To

Net Return **1.15%**

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

Annual Net Income **£445.80**
Adjusted To

Net Return **1.31%**

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 £250,000.



£250,000

2 bedroom flat for sale

1 South Hill Grove, Oxton

CURRENTLY ADVERTISED

Marketed from 11 Mar 2026 by Brennan Ayre O'Neill, Prenton

+ Add to report



£185,000

2 bedroom terraced house for sale

Woodchurch Lane, Birkenhead, Merseyside, CH42

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Oct 2025 to 10 Feb 2026 (102 days) by Bradshaw Farnham & Lea, Prenton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

+ Add to report

Holmes Court, Merlin Road, Prenton

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jan 2026 to 16 Mar 2026 (54 days) by Lesley Hooks Estate Agents, Bebington



£800 pcm

2 bedroom flat

+ Add to report

Downing Close, Prenton

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Dec 2025 to 17 Feb 2026 (49 days) by Karl Tatler Estate Agents, Prenton

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 in 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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