

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Gladstone Street, St.
Helens, WA10

220489592





PROPERTY DESCRIPTION

Our latest listing is in Gladstone Street, St. Helens, WA10

Rent currently agreed with tenant of **£725** per calendar month which calculates to a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** 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...



Gladstone Street, St.
Helens, WA10

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Property Key Features

2 bedrooms

1 bathroom

Dual Living Areas

Easy Access to Local Amenities

Factor Fees: In Legal Pack

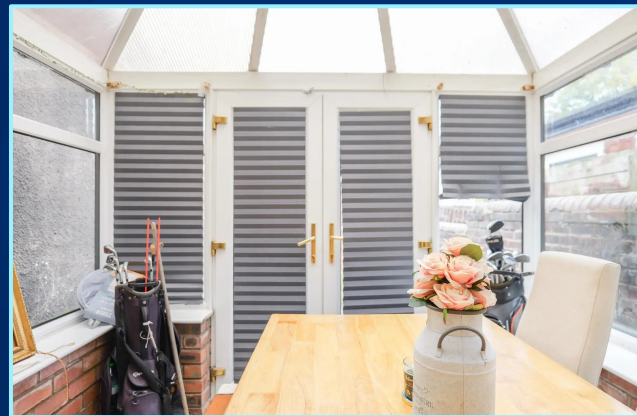
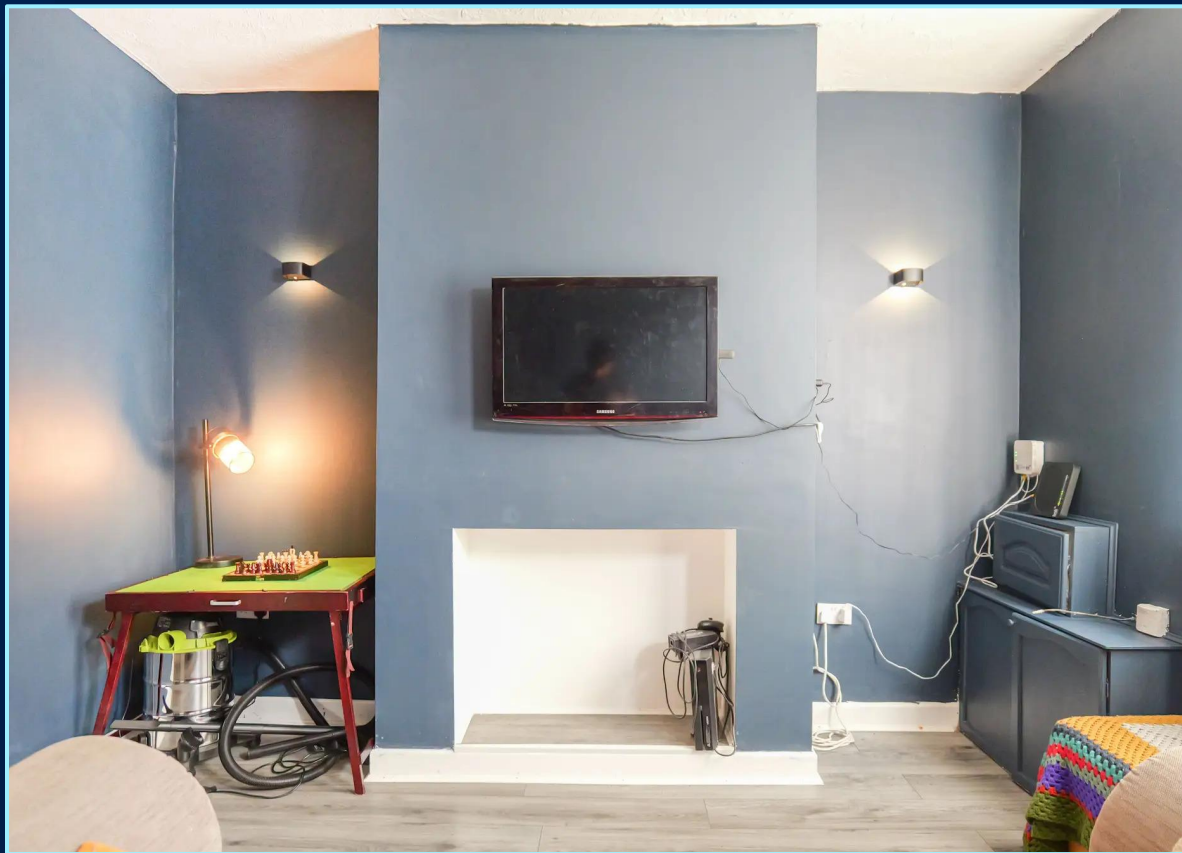
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £725

Market Rent: £900

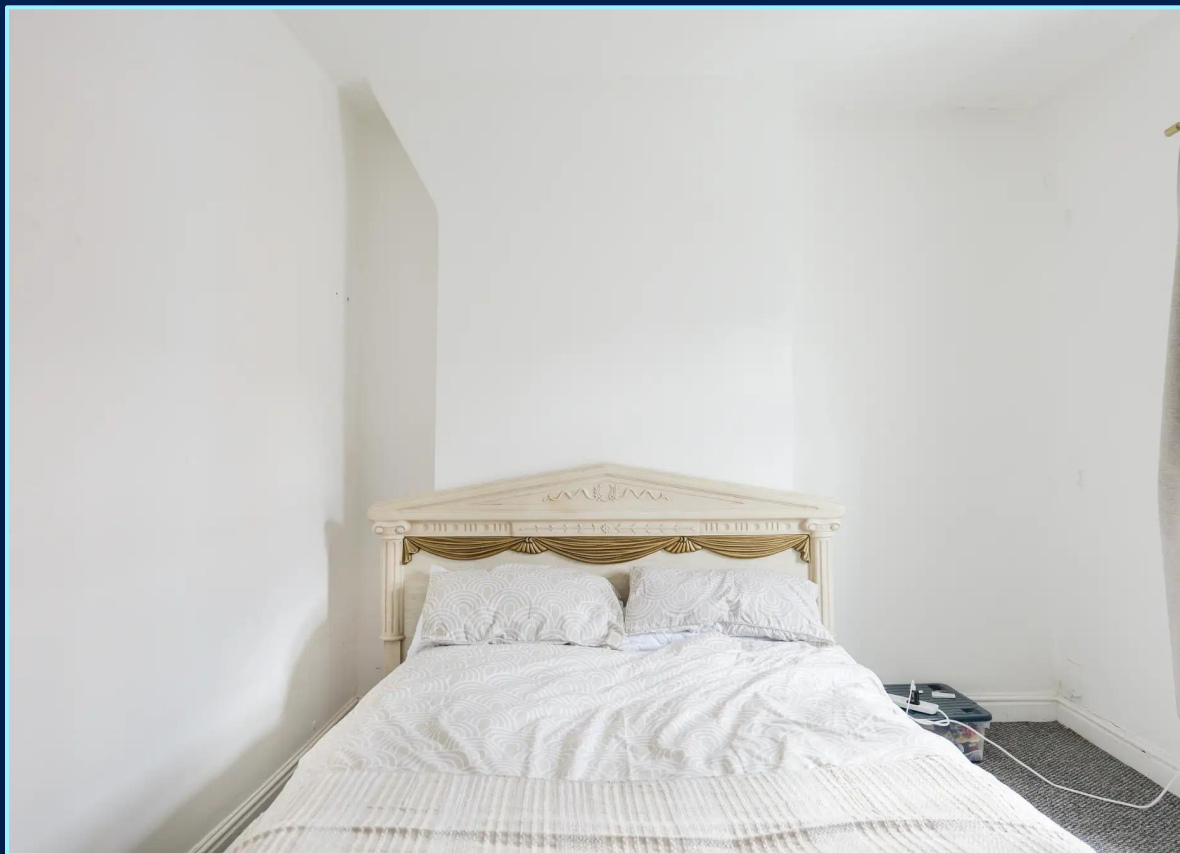
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£115,000

10% Deposit (£5,000 Minimum) **£11,500**

Buyers Premium **£6,000**

Paid On Accepted Bid **£17,500**

Purchase Balance **£103,500**

SDLT Charge **£5,750**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£110,250**

Your total all in costs would be ~£110,250 after taxes and fees based on a purchase price of £115,000. 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 £145,000.



2 bedroom terraced house for sale

[+ Add to report](#)

Rivington Road, St Helens

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 17 Aug 2024 to 31 Oct 2024 (75 days) by Burns & Reid Ltd, Windle

£145,000



2 bedroom terraced house for sale

[+ Add to report](#)

Dunriding Lane, St. Helens, WA10

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Mar 2025 to 24 Jul 2025 (140 days) by Ashtons Estate Agency, St Helens

£135,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our lettings team.



2 bedroom semi-detached house

[+ Add to report](#)

Cranston Close, Ecclestone

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Mar 2024 to 22 Mar 2024 (17 days) by Burns & Reid Ltd, Windle

£950 pcm



2 bedroom town house

[+ Add to report](#)

Chelford Road, Ecclestone, St. Helens

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Feb 2023 to 24 Mar 2023 (28 days) by Burns & Reid Ltd, Windle

£925 pcm



Gladstone Street, St. Helens, WA10

PROPERTY ID: 220489592

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.