

LET PROPERTY PACK

INVESTMENT INFORMATION

Challis Street, Birkenhead,
CH41

227649844

 www.letproperty.co.uk





Property Description

Our latest listing is in Challis Street, Birkenhead, CH41

Get instant cash flow of **£650** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£766** which would provide the investor a Gross Yield of **8.0%** 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...



Challis Street, Birkenhead,
CH41

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £766

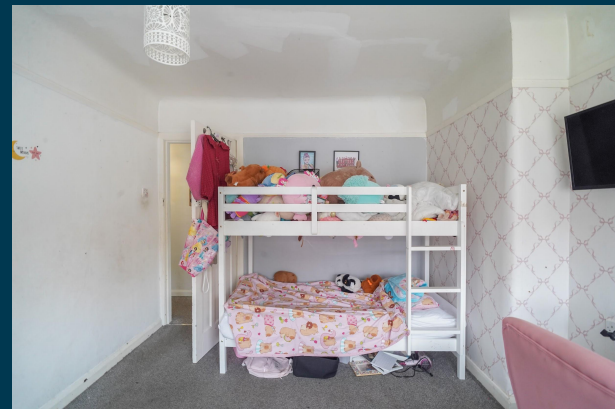
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 766

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



Returns Based on Rental Income	£650	£766
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£76.60
Total Monthly Costs	£439.38	£450.98
Monthly Net Income	£210.63	£315.03
Annual Net Income	£2,527.50	£3,780.30
Net Return	7.12%	10.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,248.30**
Adjusted To

Net Return **6.33%**

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

Annual Net Income **£2,055.30**
Adjusted To

Net Return **5.79%**

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 £125,000.



£125,000

3 bedroom end of terrace house for sale

+ Add to report

Arkle Road, Birkenhead, CH43 7RS

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 5 Mar 2026 by Moscrops Estate Agents, Birkenhead



£120,000

2 bedroom terraced house for sale

+ Add to report

Curlender Close, Birkenhead, Wirral

NO LONGER ADVERTISED

Marketed from 3 Jun 2026 to 14 Jul 2026 (40 days) by Karl Tatler Estate Agents, Prenton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

2 bedroom semi-detached house

Elmtree Grove, Claughton, CH43 7NY

NO LONGER ADVERTISED

Marketed from 5 Jun 2026 to 10 Jun 2026 (4 days) by Moscrots Estate Agents, Birkenhead

+ Add to report



£800 pcm

2 bedroom house

Thornton Street, BIRKENHEAD

CURRENTLY ADVERTISED

Marketed from 15 Jul 2026 by Jones & Chapman - Lettings, Prenton

+ Add to report

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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