

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

East Float Quay, Dock  
Road Birkenhead, CH41

208693256





## PROPERTY DESCRIPTION

Our latest listing is in East Float Quay, Dock Road Birkenhead, CH41

This property has a potential to rent for **£1,182** which would provide the investor a Gross Yield of **5.7%** 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...



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## Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Market Rent: £1,182

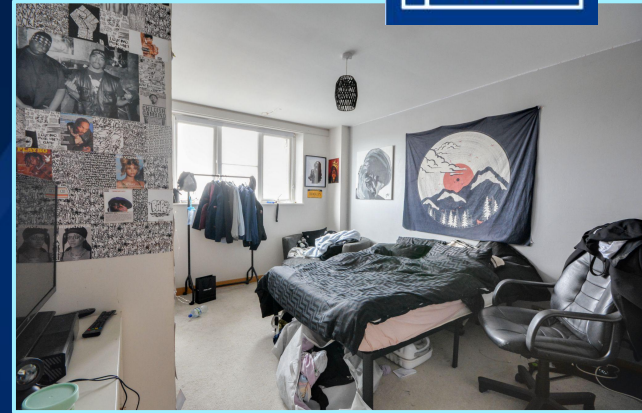
# Lounge



# Kitchen



# Bedrooms



# Exterior



# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£247,000**

10% Deposit (£5,000 Minimum)    **£24,700**

Buyers Premium    **£6,000**

Paid On Accepted Bid    **£30,700**

Purchase Balance    **£222,300**

SDLT Charge    **£14,790**

Est. Legal Fees    **~£1,000**

Balance Paid On Settlement    **£238,090**

Your total all in costs would be ~£238,090 after taxes and fees based on a purchase price of £247,000. 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 £280,000.



£280,000

## 3 bedroom apartment for sale

49 Hurst Street, Liverpool, L1

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 17 Aug 2026 by Purplebricks, covering Liverpool

+ Add to report



£270,000

## 3 bedroom maisonette for sale

Caithness Drive, Wallasey, Wirral

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 7 May 2026 by Karl Tatler Estate Agents, Wallasey

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our lettings team.



£1,500 pcm

## 3 bedroom apartment

Unity Building, Rumford Place L3

CURRENTLY ADVERTISED

LET AGREED

Marketed from 11 Aug 2026 by Entwistle Green, Liverpool

+ Add to report



£1,445 pcm

## 3 bedroom apartment

Marlborough Street, Liverpool

CURRENTLY ADVERTISED

LET AGREED

Marketed from 12 Jun 2026 by TICK PROPERTY GROUP LTD, Liverpool

+ Add to report



East Float Quay, Dock Road Birkenhead,  
CH41

**PROPERTY ID: 208693256**

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.