

LET PROPERTY PACK

INVESTMENT INFORMATION

Viceroy Court, Lord Street,
Southport, PR8

225904363

 www.letproperty.co.uk





Property Description

Our latest listing is in Viceroy Court, Lord Street, Southport, PR8

Get instant cash flow of **£725** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£819** 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 be a great long term investment for an investor.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £211.49 PM

Ground Rent: £0.90 PM

Lease Length: 950 Years

Current Rent: £725

Market Rent: £819

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£6,250
Legal Fees	£1,000.00
Total Investment	£38,500.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 819

Returns Based on Rental Income	£725	£819
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£211.49	
Ground Rent	£0.90	
Letting Fees	£72.50	£81.90
Total Monthly Costs	£690.52	£699.92
Monthly Net Income	£34.49	£119.09
Annual Net Income	£413.82	£1,429.02
Net Return	1.07%	3.71%

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



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£208.98**

Net Return **-0.54%**

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

Annual Net Income Adjusted To **-£435.18**

Net Return **-1.13%**

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 £210,000.



£210,000

2 bedroom flat for sale

+ Add to report

Part Street, Southport, PR8

CURRENTLY ADVERTISED UNDER OFFER

Marketed from 11 Mar 2026 by Northwood, Southport



£200,000

2 bedroom apartment for sale

+ Add to report

Willow Park Birkdale Southport PR8 2AG

CURRENTLY ADVERTISED SOLD STC

Marketed from 12 May 2026 by Anthony James Estate Agents, Southport

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom flat

+ Add to report

18 Westcliffe Road, Southport

NO LONGER ADVERTISED

Marketed from 21 Apr 2026 to 29 May 2026 (38 days) by Lynn Thompson Estate/Letting Agents, Southport



£1,000 pcm

2 bedroom apartment

+ Add to report

Stanley Street, Southport

NO LONGER ADVERTISED

Marketed from 8 Apr 2026 to 1 May 2026 (22 days) by Flexi-Agent, Southport

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.

