

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Catherine Street, Chester,  
CH1

225941706

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Catherine Street, Chester, CH1

Get instant cash flow of **£800** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,007** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Catherine Street, Chester,  
CH1

225941706



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £0**

**Ground Rent: £10 pm**

**Lease Length: 961 years**

**Current Rent: £800**

**Market Rent: £1,007**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £130,000.

## ASSUMED PURCHASE PRICE

£ 130,000

SDLT Charge **£6,600**

Legal Fees **£1,000**

Total Investment **£137,600**

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,007

Returns Based on Rental Income	£800	£1,007
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£10.00	
Letting Fees	£80.00	£100.70
<b>Total Monthly Costs</b>	<b>£105.00</b>	<b>£125.70</b>
<b>Monthly Net Income</b>	<b>£695.00</b>	<b>£881.30</b>
<b>Annual Net Income</b>	<b>£8,340.00</b>	<b>£10,575.60</b>
<b>Net Return</b>	<b>6.06%</b>	<b>7.69%</b>

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      **£8,562**  
Adjusted To

Net Return                      **6.22%**



# 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 £140,000.



£140,000

## 2 bedroom flat for sale

+ Add to report

Catherine Street, Chester CH14JZ

NO LONGER ADVERTISED

Marketed from 10 Nov 2022 to 5 Dec 2022 (24 days) by yieldit, Manchester



£130,000

## 2 bedroom apartment for sale

+ Add to report

Duchess Place, Chester

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Aug 2019 to 2 Feb 2021 (547 days) by Douglas Butler, Chester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,010 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,010 pcm**

## 2 bedroom apartment

+ Add to report

Thursfield Court, Chester

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Oct 2025 to 1 Dec 2025 (53 days) by Beresford Adams Lettings, Chester



**£1,000 pcm**

## 2 bedroom flat

+ Add to report

5 Brennus Place, St Martins, Chester

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Apr 2025 to 6 Jun 2025 (36 days) by Cavendish Rentals Ltd, Chester

# 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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Catherine Street, Chester, CH1

PROPERTY ID: 225941706

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.



**LETPROPERTY**