

LET PROPERTY PACK

INVESTMENT INFORMATION

Pensby Road, Heswall,
Wirral, CH60

227140184

 www.letproperty.co.uk





Property Description

Our latest listing is in Pensby Road, Heswall, Wirral, CH60

Get instant cash flow of **£1,479** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Wirral, CH60

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Property Key Features

9 Primary Business Areas

1 Bathroom

Well maintained

**Strategically located within
established commercial area**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,479 PM

Market Rent: £1,500 PM

Lounge



Primary Business Areas



Bathroom



Exterior





Figures based on assumed purchase price of £264,500.00 and borrowing of £198,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 264,500.00

25% Deposit	£66,125.00
SDLT Charge	£16,450
Legal Fees	£1,000.00
Total Investment	£83,575.00

Projected Investment Return



The monthly rent of this property is currently set at £1,479 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,479	£1,500
Mortgage Payments on £198,375.00 @ 5%	£826.56	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£147.90	£150.00
Total Monthly Costs	£989.46	£991.56
Monthly Net Income	£489.54	£508.44
Annual Net Income	£5,874.45	£6,101.25
Net Return	7.03%	7.30%

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 **£3,101.25**
Adjusted To

Net Return **3.71%**

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


Annual Net Income **£2,133.75**
Adjusted To

Net Return **2.55%**

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 £275,000.



5 bedroom apartment for sale + Add to re

Pensby Road, Heswall, Wirral

CURRENTLY ADVERTISED

Marketed from 6 May 2026 by Bakewell and Horner, Wallasey

£275,000



3 bedroom semi-detached house for sale + Add to r

Tower Road South, Heswall, Wirral

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 6 Mar 2025 to 23 Feb 2026 (354 days) by Karl Tatler Estate Agents, Heswall

£270,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our letting team at **Let Property Management**.



£2,000 pcm

3 bedroom semi-detached house

+ Add to

Feather Lane, Heswall, Wirral

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 May 2026 to 30 May 2026 (29 days) by Karl Tatler Estate Agents, Heswall



£1,500 pcm

3 bedroom detached house

+ Add to repo

Downham Road South, Heswall, Wirral

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Feb 2026 to 31 Mar 2026 (38 days) by Karl Tatler Estate Agents, Heswall

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**



Current term of tenancy: **14 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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.

