

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hambleton Close, Widnes,  
WA8

225240355

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





## Property Description

Our latest listing is in Hambleton Close, Widnes, WA8

Get instant cash flow of **£450** per calendar month with a **9.4%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

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



Hambleton Close,  
Widnes, WA8

225240355



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well maintained**

**Conveniently located for local amenities**

**Factor Fees: £0.00**

**Ground Rent: £6.40**

**Lease Length: 76 years**

**Current Rent: £450**

**Market Rent: £500**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 57,500

SDLT Charge	£2,875
Legal Fees	£1,000
Total Investment	£61,375

# Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 500



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



Returns Based on Rental Income	£450	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£6.40	
Letting Fees	£45.00	£50.00
<b>Total Monthly Costs</b>	<b>£66.40</b>	<b>£71.40</b>
<b>Monthly Net Income</b>	<b>£383.60</b>	<b>£428.60</b>
<b>Annual Net Income</b>	<b>£4,603.20</b>	<b>£5,143.20</b>
<b>Net Return</b>	<b>7.50%</b>	<b>8.38%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,143**  
Adjusted To

Net Return                      **6.75%**



# 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 £80,000.



£80,000

## 1 bedroom semi-detached house for sale

+ Add to re

Wherside, Widnes

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Jun 2021 to 24 Jun 2021 (21 days) by Academy Estate Agents, Widnes



£75,000

## 1 bedroom cluster house for sale

+ Add

Wherside, Hough Green, Widnes

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Apr 2021 to 28 Jul 2021 (92 days) by Martin & Co, Widnes

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 1 bedroom semi-detached house

Hambleton Close, Widnes, WA8

NO LONGER ADVERTISED

Marketed from 27 Aug 2025 to 29 Aug 2025 (2 days) by Myler Estates, Widnes

+ Add to report



£510 pcm

## 1 bedroom ground floor flat

Ravenfield Drive, Hough Green, Widnes

NO LONGER ADVERTISED

LET AGREED






Marketed from 29 Oct 2025 to 18 Nov 2025 (19 days) by Martin & Co, Widnes

+ 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: **3 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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Hambleton Close, Widnes, WA8

PROPERTY ID: 12345678

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**