

LET PROPERTY PACK

INVESTMENT INFORMATION

Freda Avenue, St. Helens,
WA9

225159657

 www.letproperty.co.uk





Property Description

Our latest listing is in Freda Avenue, St. Helens, WA9

Get instant cash flow of **£700** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£821** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Freda Avenue, St. Helens,
WA9

225159657



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Driveway

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 911 years

Current Rent: £700

Market Rent: £821

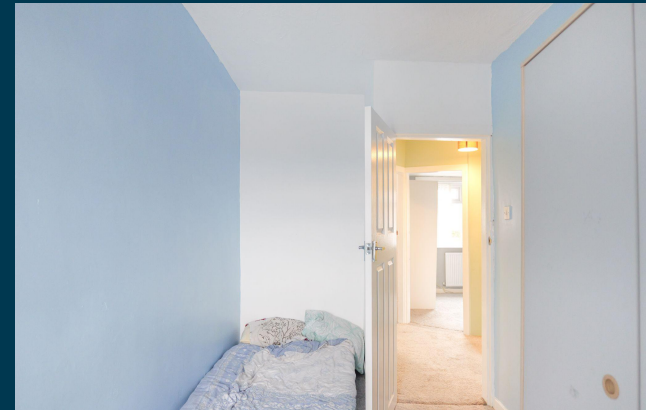
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £118,000.00 and borrowing of £88,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 118,000.00

25% Deposit	£29,500.00
SDLT Charge	£5,900
Legal Fees	£1,000.00
Total Investment	£36,400.00

Projected Investment Return



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



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 821

Returns Based on Rental Income	£700	£821
Mortgage Payments on £88,500.00 @ 5%	£368.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£70.00	£82.10
Total Monthly Costs	£453.75	£465.85
Monthly Net Income	£246.25	£355.15
Annual Net Income	£2,955.00	£4,261.80
Net Return	8.12%	11.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,619.80**
Adjusted To

Net Return **7.20%**

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

Annual Net Income **£2,491.80**
Adjusted To

Net Return **6.85%**

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

3 bedroom terraced house for sale

+ Add to

Grimshaw Street, St Helens, WA9

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Mar 2021 to 25 Jun 2021 (88 days) by Ashtons Estate Agency, St Helens



£125,000

3 bedroom terraced house for sale

+ Add to

Yewtree Avenue, St. Helens, WA9

CURRENTLY ADVERTISED

SOLD STC

Marketed from 14 Oct 2025 by Little Estate Agents, St Helens

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

3 bedroom terraced house

Yewtree Avenue, St. Helens, WA9

NO LONGER ADVERTISED

Marketed from 26 Jun 2024 to 1 Jul 2024 (5 days) by OpenRent, London

+ Add to report



£800 pcm

3 bedroom semi-detached house

New Street, St. Helens, Merseyside, WA9

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 May 2015 to 4 Jun 2024 (3304 days) by Leef Property Management Ltd, Warrington

+ 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**



Current term of tenancy: **5 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.



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