

LET PROPERTY PACK

INVESTMENT INFORMATION

Market St, Birkenhead,
CH41

229576140

 www.letproperty.co.uk





Property Description

Our latest listing is in Market St, Birkenhead, CH41

This property has a potential to rent for **£687** which would provide the investor a Gross Yield of **17.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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CH41

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Property Key Features

Studio Flat

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £1.00 PM

Ground Rent: TBC

Lease Length: 989 years

Market Rent: £687

Spacious Living Spaces



Kitchen



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 46,000.

ASSUMED PURCHASE PRICE

£ 46,000.00

SDLT Charge £2,300

Legal Fees £1,000

Total Investment £49,300

Projected Investment Return



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



Returns Based on Rental Income	£687
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1.00
Ground Rent	TBC
Letting Fees	£68.70
Total Monthly Costs	£84.70
Monthly Net Income	£602.30
Annual Net Income	£7,227.60
Net Return	14.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,854**
Adjusted To

Net Return **11.87%**



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 £65,000.



£65,000

Block of apartments for sale

24 Laurel Road, Birkenhead, Merseyside CH42 0JA

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Nov 2025 to 23 Dec 2025 (49 days) by Auction House, Fulwood



£60,000

Property for sale

FLAT 5, 35/36 HAMILTON SQUARE, BIRKENHEAD

NO LONGER ADVERTISED

Marketed from 21 Jan 2021 to 5 Mar 2021 (42 days) by Smith and Sons, Auctions

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

Studio flat

Flat 1707, Pall Mall, Liverpool, Merseyside, L3

NO LONGER ADVERTISED

Marketed from 10 Jul 2026 to 13 Jul 2026 (3 days) by ila, Pall Mall Press



£1,050 pcm

Studio apartment

The Lexington, 3b William Jessop Way Liverpool L3

NO LONGER ADVERTISED

Marketed from 17 Sep 2026 to 22 Sep 2026 (4 days) by Hamptons, Build to Rent

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



www.letproperty.co.uk

Market St, Birkenhead, CH41

PROPERTY ID: 229576140

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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