

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Duke Street Birkenhead
CH41

228246779





PROPERTY DESCRIPTION

Our latest listing is in Duke Street Birkenhead CH41

Rent currently agreed with tenant of **£1,140** per calendar month which calculates to a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,694** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Duke Street Birkenhead
CH41

228246779

Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,140

Market Rent: £1,694

Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£209,000

10% Deposit (£5,000 Minimum) **£20,900**

Buyers Premium **£6,000**

Paid On Accepted Bid **£26,900**

Purchase Balance **£188,100**

SDLT Charge **£12,130**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£201,230**

Your total all in costs would be ~£201,230 after taxes and fees based on a purchase price of £209,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £290,000.



£290,000

3 bedroom flat for sale

Shrewsbury Road, Oxton, CH43

CURRENTLY ADVERTISED

Marketed from 7 Jul 2026 by Home Estate Agents, Oxton

+ Add to report



£250,000

2 bedroom flat for sale

Devonshire Place, PRENTON, CH43

NO LONGER ADVERTISED

Marketed from 12 May 2025 to 14 Aug 2026 (458 days) by Clive Watkin, Prenton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,830 based on the analysis carried out by our lettings team.



£1,830 pcm

2 bedroom flat

22 Water Street, Liverpool

CURRENTLY ADVERTISED

Marketed from 22 Aug 2026 by Michael Moon, Great Crosby

+ Add to report



£1,825 pcm

2 bedroom apartment

William Jessop Way, Liverpool, Merseyside, L3

NO LONGER ADVERTISED

Marketed from 5 Aug 2026 to 11 Aug 2026 (6 days) by Moda, The Lexington

+ Add to report



Duke Street Birkenhead CH41

PROPERTY ID: 228246779

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.