

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Leyland Road, Southport,
PR9

222574364





PROPERTY DESCRIPTION

Our latest listing is in Leyland Road, Southport, PR9

Rent currently agreed with tenant of **£585** per calendar month which calculates to a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£627** which would provide the investor a Gross Yield of **9.3%** 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...



Leyland Road, Southport,
PR9

222574364

Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

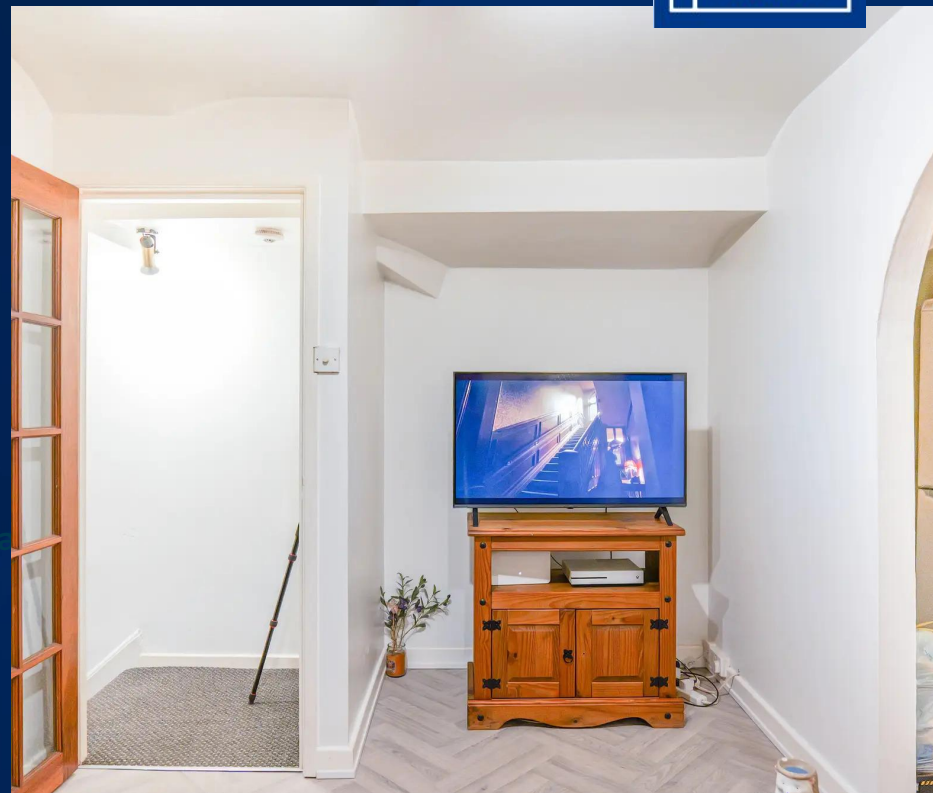
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £585

Market Rent: £627

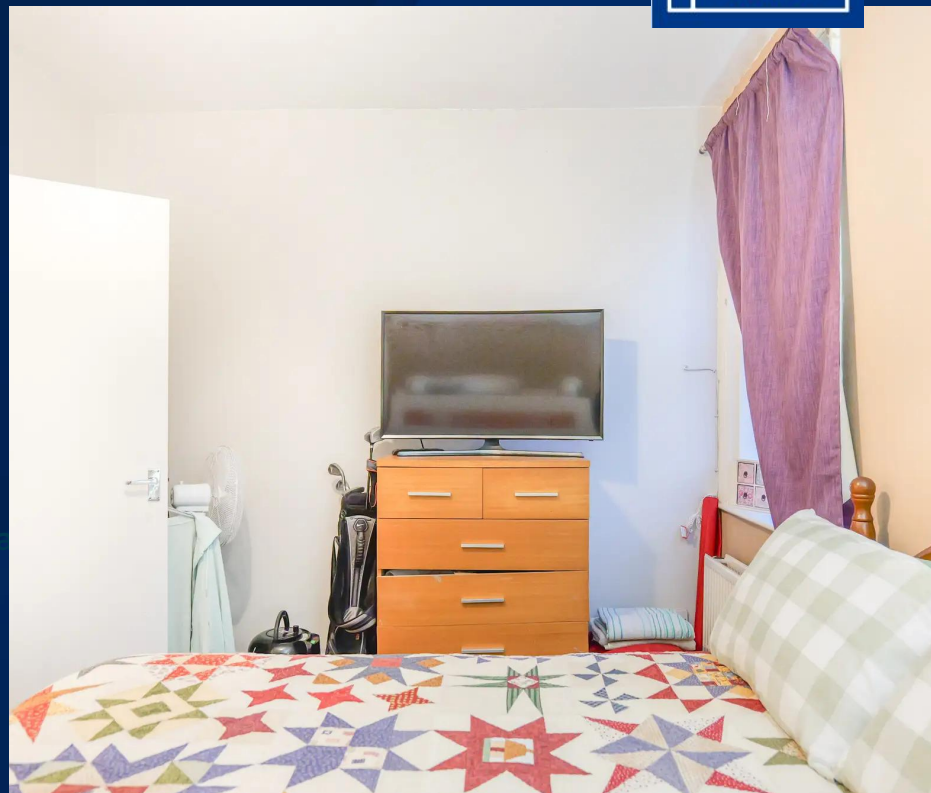
Lounge



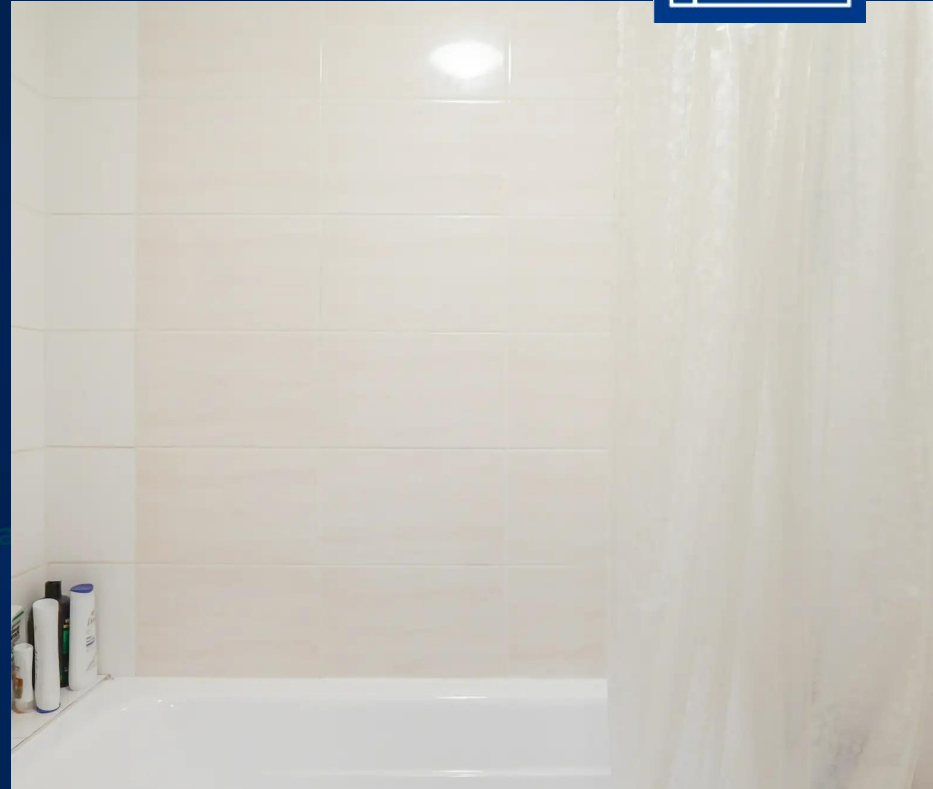
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£80,500

10% Deposit (£5,000 Minimum) **£8,050**

Buyers Premium **£6,000**

Paid On Accepted Bid **£14,050**

Purchase Balance **£72,450**

SDLT Charge **£4,025**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£77,475**

Your total all in costs would be ~£77,475 after taxes and fees based on a purchase price of £80,500. 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 £90,000.



£90,000

1 bedroom flat for sale

+ Add to report

Brentwood Court, Park Crescent, Hesketh Park, Southport, PR9 9JN

CURRENTLY ADVERTISED

SOLD STC

Marketed from 24 Jul 2026 by Anthony James Estate Agents, Southport



£85,000

1 bedroom flat for sale

+ Add to report

15 Leyland Road, Southport PR9 9JG

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Mar 2026 to 10 Mar 2026 by EweMove, Covering North West England

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our lettings team.



1 bedroom apartment

Manchester Road, Southport

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 May 2023 to 15 Jun 2023 (41 days) by Flexi-Agent, Southport

+ Add to report

£700 pcm



1 bedroom apartment

Alexandra Road, Southport, Merseyside, PR9

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jul 2026 to 24 Jul 2026 (4 days) by TVG Lettings, Liverpool

+ Add to report

£650 pcm



Leyland Road, Southport, PR9

PROPERTY ID: 222574364

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.