LET PROPERTY PACK

INVESTMENT INFORMATION

Brackley Street, Runcorn,
WA7

229380543

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Brackley Street, Runcorn, WA7

Get instant cash flow of **£750** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£799** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to 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.

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



Brackley Street, Runcorn, WA7

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: £1.25 PM

Lease Length: 850 years

Current Rent: £750

Market Rent: £799

Lounge







Kitchen





Bedrooms







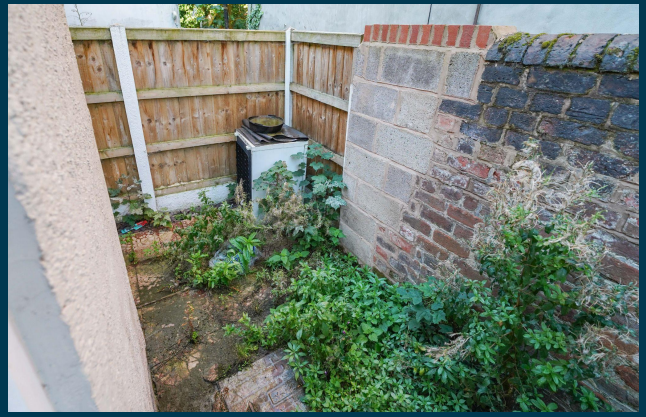
Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	**£25,000.00**
SDLT Charge	**£5,000**
Legal Fees	**£1,000.00**
Total Investment	**£31,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 799

Returns Based on Rental Income	£750	£799
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.25	
Letting Fees	£75.00	£79.90
Total Monthly Costs	£403.75	£408.65
Monthly Net Income	£346.25	£390.35
Annual Net Income	£4,155.00	£4,684.20
Net Return	13.40%	15.11%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£3,086.20**
Net Return	**9.96%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To	**£3,199.20**
Net Return	**10.32%**

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 £145,000.



£145,000

2 bedroom house for sale

+ Add to report

10 Trentham Street, Runcorn WA7 1EZ

NO LONGER ADVERTISED SOLD STC

Marketed from 4 Aug 2025 to 13 Apr 2026 (251 days) by Edwards Grounds, Runcorn



£125,000

2 bedroom terraced house for sale

+ Add to report

Greek Street, Runcorn, WA7

CURRENTLY ADVERTISED SOLD STC

Marketed from 3 Jun 2026 by Yopa, North West & Midlands

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £995 pm based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom semi-detached house

+ Add to report

Hean Castle Close, Runcorn, WA7

NO LONGER ADVERTISED LET AGREED

Marketed from 26 Sep 2025 to 1 Oct 2025 (4 days) by Simple Life, Simple Life



£900 pcm

2 bedroom apartment

+ Add to report

Hollystone Bank, Galveston Court, WA7

NO LONGER ADVERTISED LET AGREED

Marketed from 14 Jun 2024 to 26 Jun 2024 (11 days) by Simple Life, Simple Life

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: **Moved in within the last 2 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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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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