

# LET PROPERTY PACK

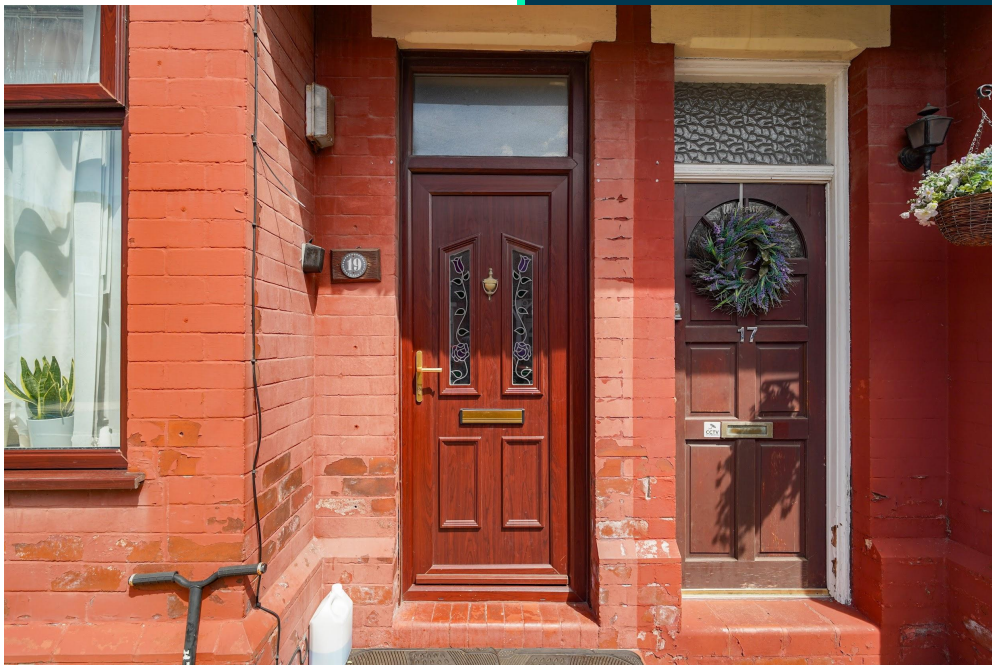
## INVESTMENT INFORMATION

Windsor Street,  
Warrington, WA5

221691266

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Windsor Street, Warrington, WA5

Get instant cash flow of **£775** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.4%** 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...**



Windsor Street,  
Warrington, WA5

221691266



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £0.00**

**Ground Rent: £1.10 PM**

**Lease Length: 874 years**

**Current Rent: £775**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms

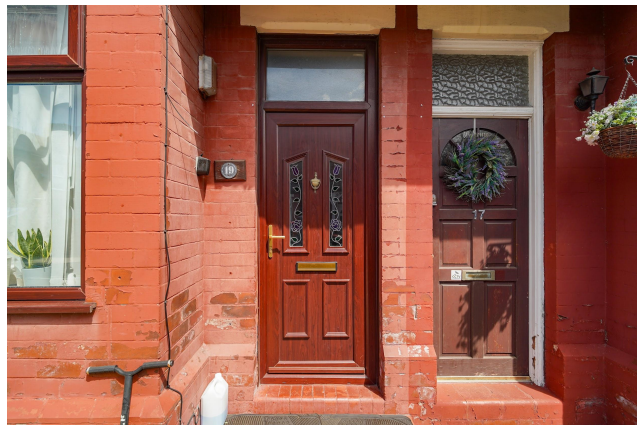


# Bathroom



# Exterior





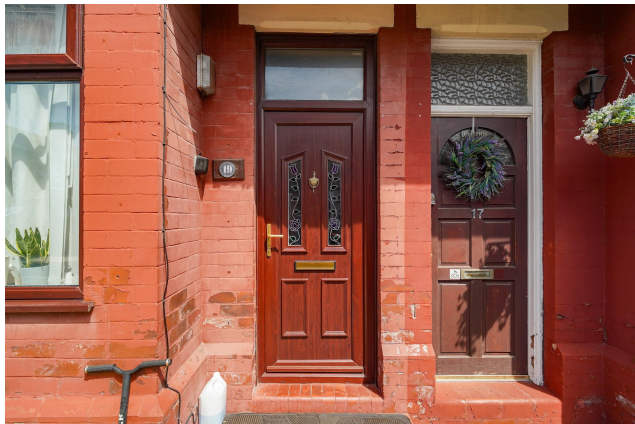
Figures based on assumed purchase price of £149,500.00 and borrowing of £112,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 149,500.00

25% Deposit	<b>£37,375.00</b>
SDLT Charge	<b>£7,965</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£46,340.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£775	£800
Mortgage Payments on £112,125.00 @ 5%	£467.19	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.10	
Letting Fees	£77.50	£80.00
<b>Total Monthly Costs</b>	<b>£560.79</b>	<b>£563.29</b>
<b>Monthly Net Income</b>	<b>£214.21</b>	<b>£236.71</b>
<b>Annual Net Income</b>	<b>£2,570.55</b>	<b>£2,840.55</b>
<b>Net Return</b>	<b>5.55%</b>	<b>6.13%</b>

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      **£1,240.55**  
Adjusted To

Net Return                      **2.68%**

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

Annual Net Income      **£611.25**  
Adjusted To

Net Return                      **1.32%**

# 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 £155,000.



## 2 bedroom terraced house for sale

+ Add to report

Norley Close, Warrington, WA5

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Oct 2024 to 21 Mar 2025 (153 days) by Ashtons Estate Agency, Great Sankey

£155,000



## 2 bedroom end of terrace house for sale

+ Add to report

Wellfield Street, Warrington

NO LONGER ADVERTISED

Marketed from 7 Oct 2025 to 17 Dec 2025 (70 days) by Mark Antony Estates, Warrington

£150,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£875** based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom terraced house

+ Add to report

Windsor Street, Warrington

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2026 to 5 Jun 2026 (34 days) by Lloyds Property Rentals, Warrington

£875 pcm



## 2 bedroom terraced house

+ Add to report

Fox Street, Warrington, WA5

NO LONGER ADVERTISED

Marketed from 2 Jul 2024 to 7 Aug 2024 (36 days) by New Way Homes, Penketh

£850 pcm

# 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: **7 years +**

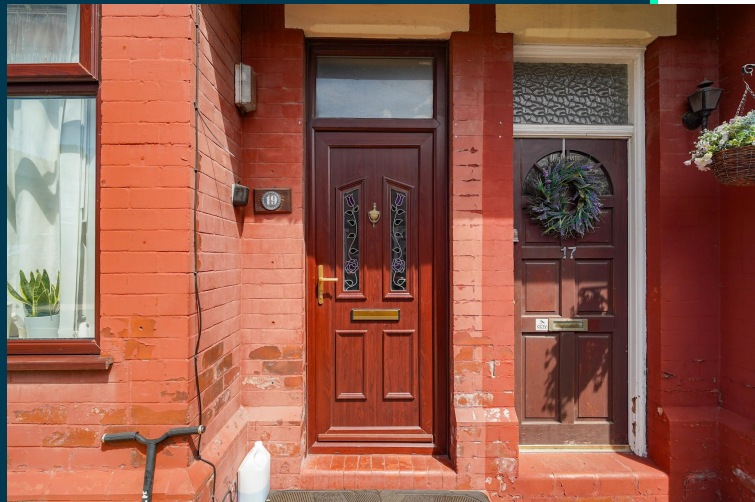
 Standard Tenancy Agreement In Place: **Yes**

 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.



**LETPROPERTY**