

LET PROPERTY PACK

INVESTMENT INFORMATION

Regency Square,
Warrington, WA5

229246086

 www.letproperty.co.uk





Property Description

Our latest listing is in Regency Square, Warrington, WA5

Get instant cash flow of **£850** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£856** which would provide the investor a Gross Yield of **9.3%** 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...



Regency Square,
Warrington, WA5

229246086



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £156.00 pm

Ground Rent: £8.33 pm

Lease Length: 103 years

Current Rent: £850

Market Rent: £856

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 856



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



Returns Based on Rental Income	£850	£856
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£156.00	
Ground Rent	£8.33	
Letting Fees	£85.00	£85.60
Total Monthly Costs	£608.08	£608.68
Monthly Net Income	£241.92	£247.32
Annual Net Income	£2,903.04	£2,967.84
Net Return	8.54%	8.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,255.84**
Adjusted To

Net Return **3.69%**

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

Annual Net Income **£1,417.80**
Adjusted To

Net Return **4.17%**

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 £115,000.



£115,000

2 bedroom flat for sale

Gladstone Mews, Gladstone Street, Warrington, Cheshire, WA2

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Jul 2023 to 2 Apr 2024 (262 days) by Entwistle Green, Warrington



£110,000

2 bedroom apartment for sale

Regency Square, Warrington, Cheshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jun 2020 to 2 Jul 2021 (374 days) by Leaders Sales, Warrington

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

2 bedroom terraced house

Ellen Street, Bewsey, WA5

NO LONGER ADVERTISED

Marketed from 10 Jul 2026 to 16 Jul 2026 (6 days) by Northwood, Warrington



£950 pcm

2 bedroom terraced house

Lovely Lane, Warrington, WA5 0AF

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jun 2026 to 3 Aug 2026 (35 days) by Entwistle Green, Warrington

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
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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