

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Lower Hall Street, St.
Helens, WA10 1GF

227858246





PROPERTY DESCRIPTION

Our latest listing is in Lower Hall Street, St. Helens, WA10 1GF

Get instant cash flow of **£600** per calendar month with a **16.7%** Gross Yield for investors.

This property has a potential to rent for **£705** which would provide the investor a Gross Yield of **19.7%** 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...



Lower Hall Street, St.
Helens, WA10 1GF

227858246

Property Key Features

2 Bedrooms

2 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £250.00

Ground Rent: £16.66

Lease Length: 231 years

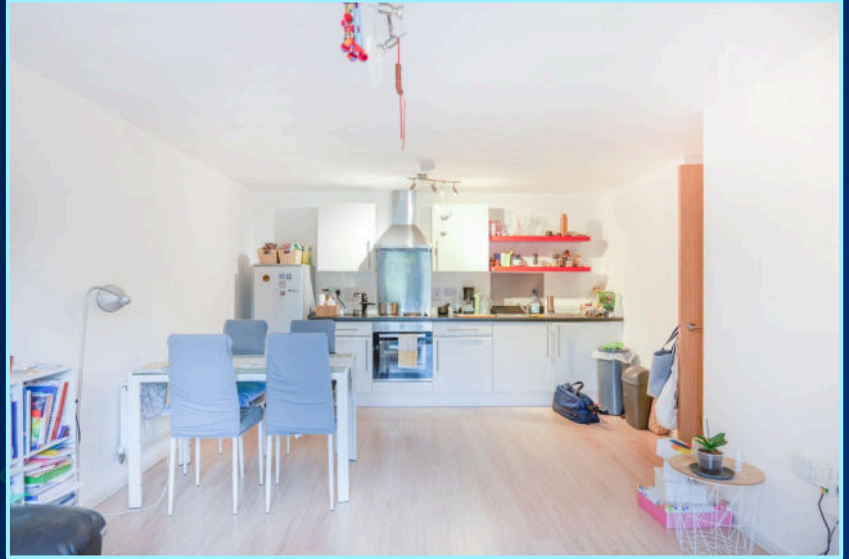
Current Rent: £600

Market Rent: £705

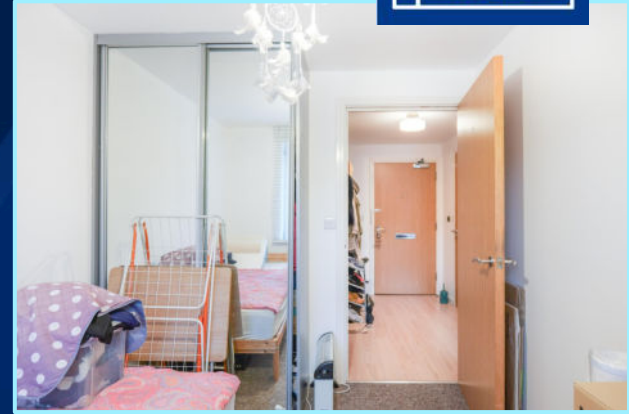
Lounge



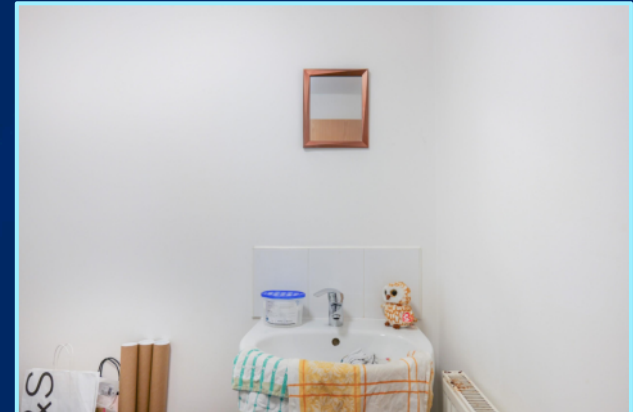
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

43,000

SDLT Charge	£2,150
Legal Fees	£1,000
Total Investment	£46,150

Projected Investment Return



Our industry leading letting agency can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

705

Returns Based on Rental Income	£600	£705
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£16.66	
Letting Fees	£60.00	£70.50
Total Monthly Costs	£341.66	£352.16
Monthly Net Income	£258.34	£352.84
Annual Net Income	£3,100.08	£4,234.08
Net Return	6.72%	9.17%

Return **Stress Test** Analysis Report



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

Annual Net Income
Adjusted To **£2,824**

Net Return **6.12%**

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 £50,000.



£50,000

2 bedroom apartment for sale

+ Add to report

Lower Hall Street, St. Helens, Merseyside. WA10 1GF

NO LONGER ADVERTISED

Marketed from 16 May 2025 to 9 Jul 2025 (53 days) by ABODE, Orrell



£40,000

2 bedroom apartment for sale

+ Add to report

Lower Hall Street, St. Helens, Merseyside, WA10

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Feb 2025 to 25 Feb 2025 (6 days) by Reeds Rains, St Helens

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our lettings team.



£725 pcm

2 bedroom apartment

+ Add to report

Lower Hall Street, St. Helens, Merseyside, WA10

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Mar 2026 to 25 Mar 2026 (6 days) by Bridgfords Lettings, Newton le Willows



£725 pcm

2 bedroom flat

+ Add to report

Lower Hall Street, St. Helens, WA10 1GF

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Dec 2024 to 18 Feb 2025 (78 days) by Bridgfords Lettings, Newton le Willows

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: **Moved in within the last 2 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 their solicitor. All information must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted.



Lower Hall Street, St. Helens, WA10 1GF

PROPERTY ID: 227858246

Interested in this
property investment?

Call us on
0141 478 0985

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.