LET PROPERTY PACK

INVESTMENT INFORMATION

Dunriding Lane, St. Helens,
WA10 4BB

229915901

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Property Description

Our latest listing is in Dunriding Lane, St. Helens, WA10 4BB

Get instant cash flow of **£500** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£725** which would provide the investor a Gross Yield of **9.2%** 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...



Dunriding Lane, St. Helens, WA10 4BB

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Property Key Features

2 Bedroom

2 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: £0

Lease Length: 903 years

Current Rent: £500

Market Rent: £725

Lounge







Kitchen





Bedrooms



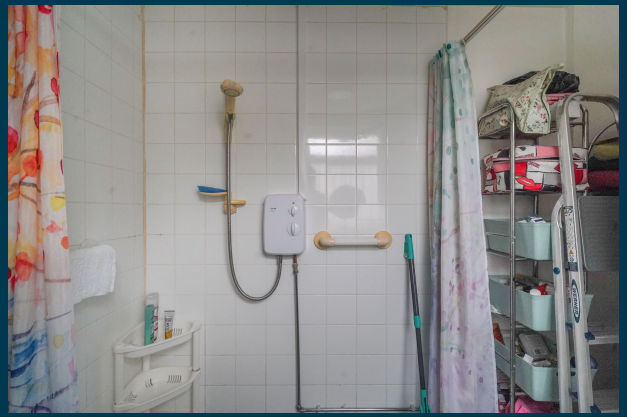




Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	**£23,750.00**
SDLT Charge	**£4,750**
Legal Fees	**£1,000.00**
Total Investment	**£29,500.00**

Projected Investment Return



The monthly rent of this property is currently set at £500.00 per calendar month but the potential market rent is £725

Returns Based on Rental Income	£500.00	£725.00
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£50.00	£72.50
Total Monthly Costs	£361.88	£384.38
Monthly Net Income	£138.13	£340.63
Annual Net Income	£1,657.50	£4,087.50
Net Return	5.62%	13.86%

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	**£2,637.50**
Net Return	**8.94%**

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

Annual Net Income Adjusted To	**£2,662.50**
Net Return	

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 £120,000.



2 bedroom terraced house for sale

+ Add to report

Balfour Street, West Park, St Helens, WA10

NO LONGER ADVERTISED SOLD STC

Marketed from 16 Jul 2024 to 2 Nov 2024 (108 days) by Belvoir, St Helens

£120,000



2 bedroom terraced house for sale

+ Add to report

CONWAY STREET, ST. HELENS, MERSEYSIDE, WA10

NO LONGER ADVERTISED SOLD STC

Marketed from 6 Aug 2024 to 29 May 2025 (295 days) by EweMove, Covering North West England

£120,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom terraced house

+ Add to report

Gladstone Street, St. Helens, WA10

NO LONGER ADVERTISED

Marketed from 15 Jan 2026 to 17 Jan 2026 (1 days) by OpenRent, London



£850 pcm

2 bedroom end of terrace house

+ Add to report

Warwick Street, St. Helens

NO LONGER ADVERTISED LET AGREED

Marketed from 5 Nov 2025 to 2 Dec 2025 (27 days) by Brooks Estate and Letting Agents Ltd, Prescot

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: **9 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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