

LET PROPERTY PACK

INVESTMENT INFORMATION

Abbey Close, Widnes, WA8

228800968

 www.letproperty.co.uk





Property Description

Our latest listing is in Abbey Close, Widnes, WA8

Get instant cash flow of **£900** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,028** which would provide the investor a Gross Yield of **5.6%** 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...



Abbey Close, Widnes,
WA8

228800968



Property Key Features

4 bedrooms

2 bathrooms

Dual Living Areas

Modern Kitchen

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900

Market Rent: £1,028

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £218,500.

ASSUMED PURCHASE PRICE

£ 218,500

SDLT Charge £12,795

Legal Fees £1,000

Total Investment £232,295

Projected Investment Return



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



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,028

Returns Based on Rental Income	£900	£1,028
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£90.00	£102.80
Total Monthly Costs	£105.00	£117.80
Monthly Net Income	£795.00	£910.20
Annual Net Income	£9,540.00	£10,922.40
Net Return	4.11%	4.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,866**
Adjusted To

Net Return **3.82%**

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 £235,000.



£235,000

4 bedroom semi-detached house for sale

+ Add to report

Ditchfield Road, Widnes, WA8 8RF

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 22 Oct 2024 (43 days) by Nova Estate Agents, Widnes



£220,000

4 bedroom semi-detached house for sale

+ Add to report

Nicholas Road, Widnes, WA8 8ST

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 May 2025 to 5 Sep 2025 (107 days) by Nova Estate Agents, Widnes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,095 based on the analysis carried out by our letting team at **Let Property Management**.



4 bedroom terraced house

[+ Add to report](#)

Deacon Road, Widnes, Cheshire, WA8

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jun 2026 to 30 Jul 2026 (43 days) by Entwistle Green, Widnes

£1,095 pcm



4 bedroom town house

[+ Add to report](#)

Motherwell Close, Widnes, WA8 9DU

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jul 2023 to 12 Sep 2023 (62 days) by Adams Estate Agents, Widnes

£1,050 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: **4 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.



Abbey Close, Widnes, WA8

PROPERTY ID: 228800968

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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