

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Willow Road, Chester, CH4

225406234

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





## Property Description

Our latest listing is in Willow Road, Chester, CH4

Get instant cash flow of **£500** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£810** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

Don't miss out on this fantastic investment opportunity...



Willow Road, Chester,  
CH4

225406234



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Kept in good condition**

**Ideally situated for local amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £500 PM**

**Market Rent: £810 PM**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£37,000.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 810



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



Returns Based on Rental Income	£500	£810
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£81.00
<b>Total Monthly Costs</b>	<b>£440.00</b>	<b>£471.00</b>
<b>Monthly Net Income</b>	<b>£60.00</b>	<b>£339.00</b>
<b>Annual Net Income</b>	<b>£720.00</b>	<b>£4,068.00</b>
<b>Net Return</b>	<b>1.95%</b>	<b>10.99%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,448.00**  
Adjusted To

Net Return                      **6.62%**

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

Annual Net Income      **£2,268.00**  
Adjusted To

Net Return                      **6.13%**

# 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 £140,000.



## 3 bedroom terraced house for sale

+ Add to report

Boundary Lane, Chester, Cheshire, CH4

NO LONGER ADVERTISED **SOLD STC**

Marketed from 25 Jul 2020 to 8 Jun 2021 (318 days) by New Way Estates, Chester



## 3 bedroom terraced house for sale

+ Add to report

Henley Road, Lache, Chester, CH4

NO LONGER ADVERTISED **SOLD STC**

Marketed from 24 Sep 2020 to 15 Mar 2021 (172 days) by Thornley Groves, Chester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 3 bedroom terraced house

+ Add to report

Boundary Lane, Chester

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Mar 2025 to 11 May 2025 (52 days) by Cavendish Rentals Ltd, Chester



£975 pcm

## 3 bedroom semi-detached house

+ Add to report

St Marks Road, Saltney

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jun 2025 to 29 Jul 2025 (35 days) by Changing-Home, Chester

# 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: **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 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.

