

# LET PROPERTY PACK

## INVESTMENT INFORMATION

South Avenue, Warrington,  
WA2

226010915

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





## Property Description

Our latest listing is in South Avenue, Warrington, WA2

Get instant cash flow of **£880** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,023** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

**Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.**

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



South Avenue,  
Warrington, WA2

226010915



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £1.00 PM**

**Ground Rent: £0.00 PM**

**Lease Length: 899 years**

**Current Rent: £880 PM**

**Market Rent: £1,023 PM**

# Lounge



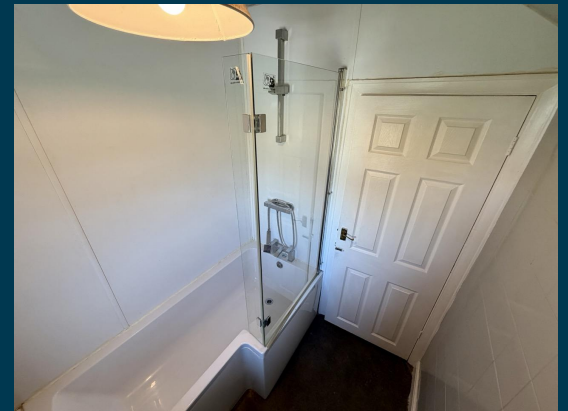
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£9,050
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£51,300.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £880 per calendar month but the potential market rent is

£ 1,023



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



Returns Based on Rental Income	£880	£1,023
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	£0.00	
Letting Fees	£88.00	£102.30
<b>Total Monthly Costs</b>	<b>£619.63</b>	<b>£633.93</b>
<b>Monthly Net Income</b>	<b>£260.38</b>	<b>£389.08</b>
<b>Annual Net Income</b>	<b>£3,124.50</b>	<b>£4,668.90</b>
<b>Net Return</b>	<b>6.09%</b>	<b>9.10%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,622.90**  
Adjusted To

Net Return                      **5.11%**

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

Annual Net Income      **£2,193.90**  
Adjusted To

Net Return                      **4.28%**

# 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 £170,000.



£170,000

2 bedroom terraced house for sale

+ Add to report

Corbet Avenue, Warrington, Cheshire, WA2

NO LONGER ADVERTISED

Marketed from 15 May 2023 to 7 Jul 2023 (52 days) by Bridgfords, Penketh



£170,000

2 bedroom terraced house for sale

+ Add to report

Cowdell Street, Warrington, WA2

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Oct 2023 to 14 May 2024 (201 days) by Yopa, North West & Midlands

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 3 bedroom terraced house

+ Add to report

Norris St, Warrington, WA2

NO LONGER ADVERTISED

Marketed from 16 Apr 2026 to 1 May 2026 (15 days) by OpenRent, London



£1,100 pcm

## 3 bedroom mews house

+ Add to report

Crosby Avenue, Warrington WA5 0DQ

NO LONGER ADVERTISED






LET AGREED

Marketed from 30 Mar 2026 to 28 Apr 2026 (29 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: **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.



**LETPROPERTY**