LET PROPERTY PACK

INVESTMENT INFORMATION

Waterloo Road, Runcorn,
Cheshire, WA7

229728780

www.letproperty.co.uk





Property Description

Our latest listing is in Waterloo Road, Runcorn, Cheshire, WA7

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 852 years

Market Rent: £1,150

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit	**£35,000.00**
SDLT Charge	**£7,300**
Legal Fees	**£1,000.00**
Total Investment	**£43,300.00**

Projected Investment Return



Returns Based on Rental Income	£1,150
Mortgage Payments on £105,000.00 @ 5%	£437.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£115.00
Total Monthly Costs	£567.50
Monthly Net Income	£582.50
Annual Net Income	£6,990.00
Net Return	16.14%

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

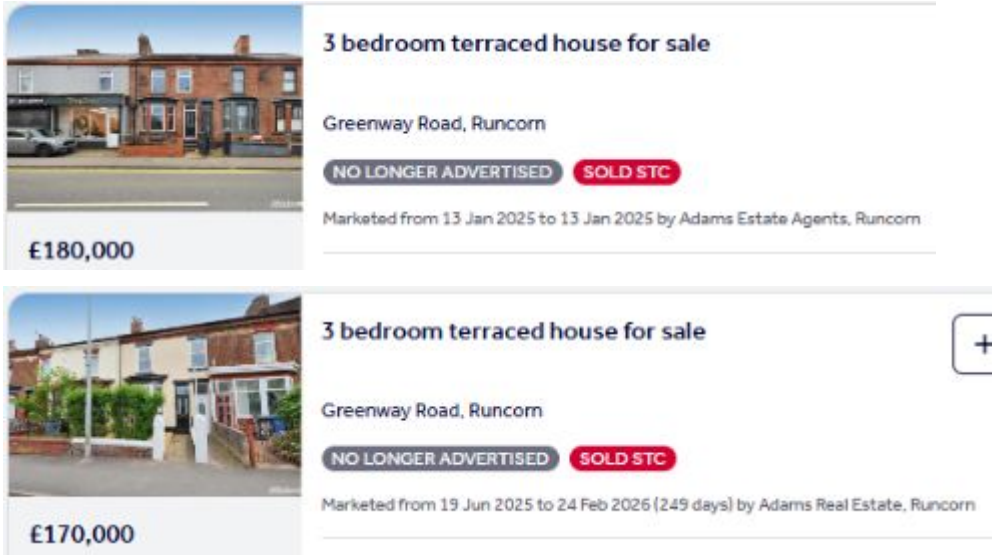
Annual Net Income Adjusted To	**£4,690.00**
Net Return	**10.83%**

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

Annual Net Income Adjusted To	**£4,890.00**
Net Return	**11.29%**

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 £180,000.



Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

3 bedroom semi-detached house

Runcorn, Cheshire, WA7 1JD

CURRENTLY ADVERTISED | LET AGREED

Marketed from 9 Oct 2026 by Adams Real Estate, Widnes



£1,195 pcm

3 bedroom end of terrace house

Hewell Grange, Runcorn, WA7

NO LONGER ADVERTISED | LET AGREED

Marketed from 11 Sep 2026 to 25 Sep 2026 (13 days) by Four Corners, Nationwide (SFH)

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: **N/A**
- Standard Tenancy Agreement In Place: **N/A**
- Fully compliant tenancy: **N/A**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **N/A**
- Payment history: **N/A**

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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