

LET PROPERTY PACK

INVESTMENT INFORMATION

Duke St, Saint Helens
WA10

227356558

 www.letproperty.co.uk





Property Description

Our latest listing is in Duke St, Saint Helens WA10

Get instant cash flow of **£1,250** per calendar month with a **8.7%** Gross Yield for investors.

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...



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Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: £0.10 pm

Lease Length: 826 years

Current Rent: £1,250

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

Projected Investment Return



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



Returns Based on Rental Income	£1,250
Mortgage Payments on £129,750.00 @ 5%	£540.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.10
Letting Fees	£125.00
Total Monthly Costs	£680.73
Monthly Net Income	£569.28
Annual Net Income	£6,831.30
Net Return	12.68%

Return Stress Test Analysis Report



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

Annual Net Income **£4,331.30**
Adjusted To

Net Return **8.04%**

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

Annual Net Income **£4,237.50**
Adjusted To

Net Return **7.87%**

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.



£180,000

3 bedroom terraced house for sale

[+ Add to report](#)

North Road, St. Helens, Merseyside, WA10

NO LONGER ADVERTISED

Marketed from 28 Jun 2023 to 7 Nov 2023 (131 days) by Reeds Rains, St Helens



£169,950

3 bedroom terraced house for sale

[+ Add to report](#)

North Road, St. Helens, WA10

NO LONGER ADVERTISED

Marketed from 25 Aug 2023 to 16 Oct 2023 (51 days) by Little Estate Agents, St Helens

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



£1,750 pcm

3 bedroom terraced house

Borough Rd, Saint Helens, WA10

NO LONGER ADVERTISED

Marketed from 18 Apr 2023 to 5 May 2023 (17 days) by OpenRent, London

[+ Add to report](#)



£1,500 pcm

3 bedroom terraced house

Kitchener Street, St. Helens, WA10

NO LONGER ADVERTISED

Marketed from 14 Apr 2026 to 26 May 2026 (41 days) by OpenRent, London

[+ Add to report](#)

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: **Moved in within the last 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.



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