

LET PROPERTY PACK

INVESTMENT INFORMATION

Gresty Buildings Nantwich
CW5

228441630

 www.letproperty.co.uk





Property Description

Our latest listing is in Gresty Buildings Nantwich CW5

Get instant cash flow of **£700** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£769** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Gresty Buildings
Nantwich CW5

228441630



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £769

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £157,000.00 and borrowing of £117,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 157,000.00

25% Deposit	£39,250.00
SDLT Charge	£8,490
Legal Fees	£1,000.00
Total Investment	£48,740.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 769

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



Returns Based on Rental Income	£700	£769
Mortgage Payments on £117,750.00 @ 5%	£490.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£76.90
Total Monthly Costs	£575.63	£582.53
Monthly Net Income	£124.38	£186.48
Annual Net Income	£1,492.50	£2,237.70
Net Return	3.06%	4.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£699.70**
Adjusted To

Net Return **1.44%**

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

Annual Net Income **-£117.30**
Adjusted To

Net Return **-0.24%**

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 £189,999.

 £189,999	2 bedroom end of terrace house for sale James Hall Street, Nantwich, Cheshire, CW5 CURRENTLY ADVERTISED Marketed from 14 Aug 2026 by Whitegates, Nantwich + Add to report
 £180,000	2 bedroom terraced house for sale Hurleston Buildings, Nantwich, Cheshire, CW5 CURRENTLY ADVERTISED SOLD STC Marketed from 19 Feb 2026 by Whitegates, Nantwich + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom end of terrace house

Gresty Buildings, Nantwich, Cheshire, CW5 5PX

CURRENTLY ADVERTISED

Marketed from 16 Dec 2025 by Cheshire Lamont Lettings, Nantwich

+ Add to report



£950 pcm

2 bedroom terraced house

Barony Road, Nantwich, Cheshire, CW5

CURRENTLY ADVERTISED

Marketed from 26 Aug 2026 by Reeds Rains Lettings, Nantwich

+ 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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