

LET PROPERTY PACK

INVESTMENT INFORMATION

Brattan Road, Birkenhead,
CH41

226966537

 www.letproperty.co.uk





Property Description

Our latest listing is in Brattan Road, Birkenhead, CH41

Get instant cash flow of **£760** per calendar month with a **4.0%** Gross Yield for investors.

This property has a potential to rent for **£1,117** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

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...



Brattan Road,
Birkenhead, CH41

226966537



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Modern Kitchen

Factor Fees: £0.00

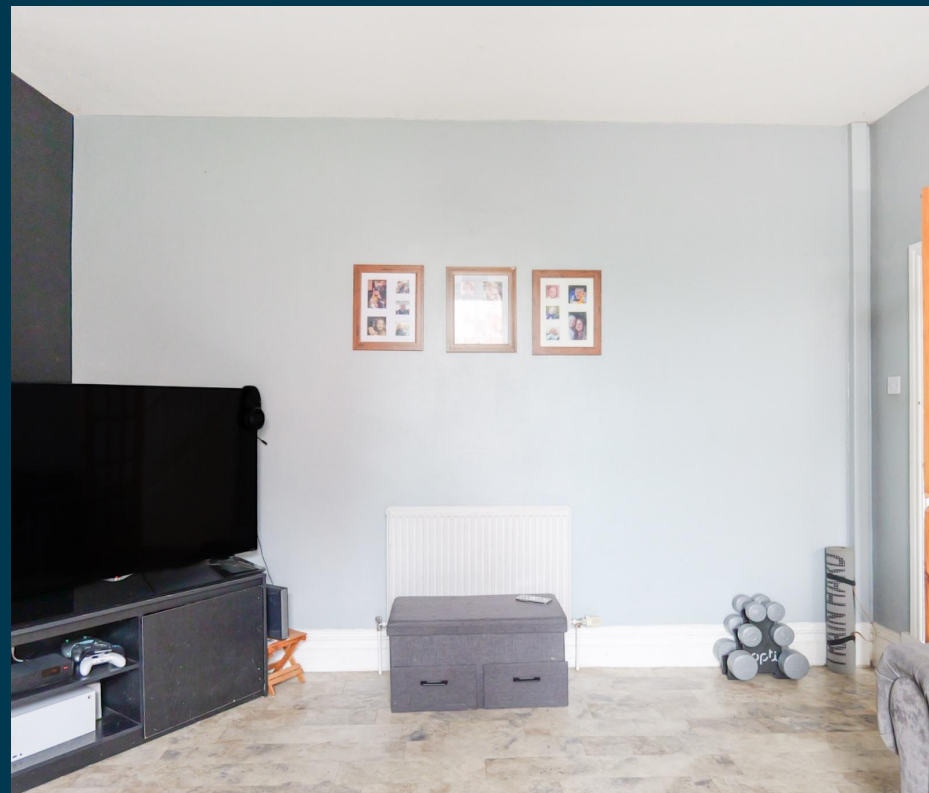
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £760

Market Rent: £1,117

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £230,000.

ASSUMED PURCHASE PRICE

£ 230,000

SDLT Charge **£13,600**

Legal Fees **£1,000**

Total Investment **£244,600**

Projected Investment Return



The monthly rent of this property is currently set at £760 per calendar month but the potential market rent is

£ 1,117

Returns Based on Rental Income	£760	£1,117
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£76.00	£111.70
Total Monthly Costs	£91.00	£126.70
Monthly Net Income	£669.00	£990.30
Annual Net Income	£8,028.00	£11,883.60
Net Return	3.28%	4.86%

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	£9,650
Adjusted To	
Net Return	3.95%

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 £250,000.



3 bedroom terraced house for sale

+ Add to report

Euston Grove, Prenton, CH43

CURRENTLY ADVERTISED

Marketed from 18 Jun 2026 by Move Residential, Prenton

£250,000



3 bedroom semi-detached house for sale

+ Add to report

Marlborough Grove, Oxton

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 May 2024 to 17 Sep 2024 (131 days) by eXp UK, North West

£240,000

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**.



3 bedroom end of terrace house

+ Add to report

Grange Mount, Prenton, Merseyside, CH43

NO LONGER ADVERTISED

Marketed from 19 Nov 2024 to 9 Dec 2024 (19 days) by TVG Lettings, Liverpool

£1,200 pcm



3 bedroom semi-detached house

+ Add to report

Heathfield Road, Oxtou, Prenton

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Oct 2025 to 9 Jan 2026 (80 days) by Constables, Neston

£1,150 pcm

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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Brattan Road, Birkenhead, CH41

PROPERTY ID: 226966537

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