# TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

## INVESTMENT INFORMATION

Gladstone Street, St. Helens, WA10



**220489592**



# PROPERTY DESCRIPTION

Our latest listing is in Gladstone Street, St. Helens, WA10

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.9%** if the rent was increased to full 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.**

**Please read full legal pack for detailed property information.**

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



Gladstone Street, St. Helens, WA10

220489592

# Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Dual Living Areas
- Easy Access to Local Amenities
- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Market Rent: £900

# Lounge



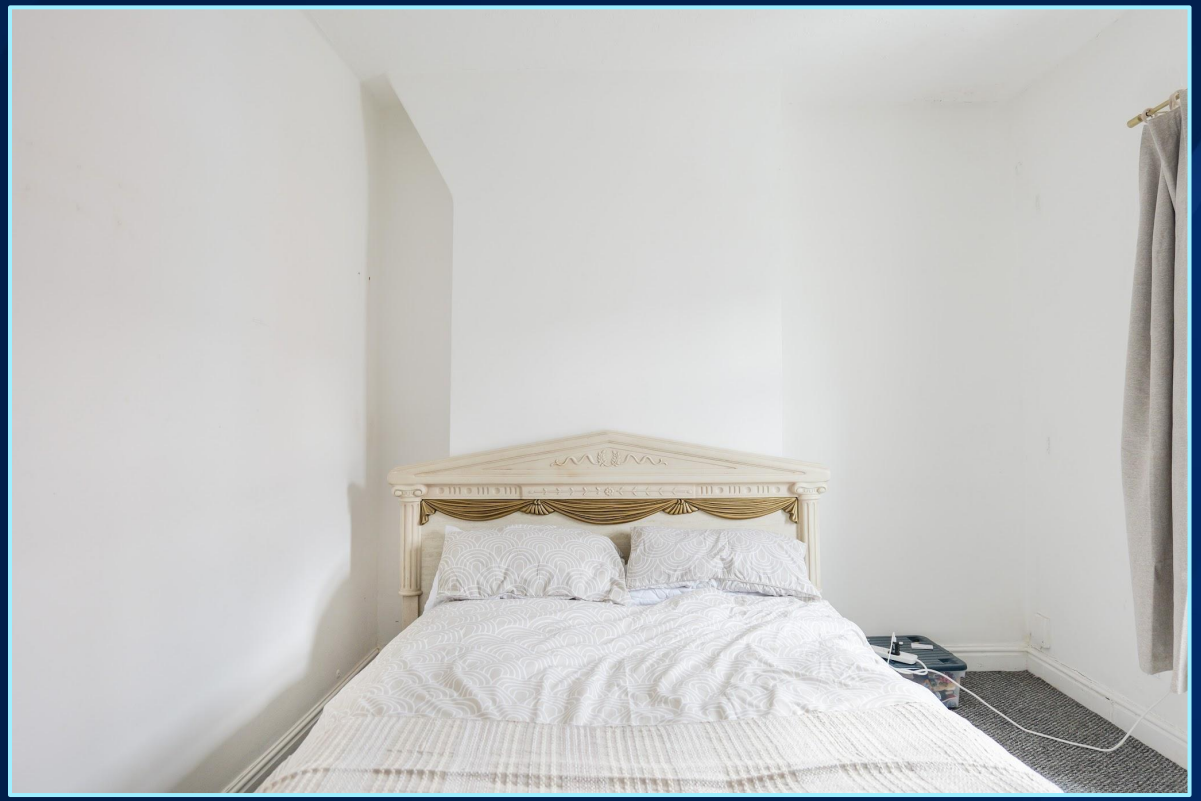




# Kitchen



# Bedrooms







# Bathroom





# Exterior








# Purchase Outlay

**ASSUMED PURCHASE PRICE**

**£109,000**

| | |
|---|---|
| 10% Deposit (£5,000 Minimum) | **£10,900** |
| Buyers Premium | **£6,000** |
| Paid On Accepted Bid | **£16,900** |
| Purchase Balance | **£98,100** |
| SDLT Charge | **£5,450** |
| Est. Legal Fees | **~£1,000** |
| Balance Paid On Settlement | **£104,550** |

Your total all in costs would be ~£104,550 after taxes and fees based on a purchase price of £109,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# 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 £114,000.



**2 bedroom terraced house for sale**

+ Add to report

Rivington Road, St Helens

NO LONGER ADVERTISED | UNDER OFFER

Marketed from 17 Aug 2024 to 31 Oct 2024 (75 days) by Burns & Reid Ltd, Windle

**£145,000**



**2 bedroom terraced house for sale**

+ Add to report

Dunriding Lane, St. Helens, WA10

NO LONGER ADVERTISED | SOLD STC

Marketed from 5 Mar 2025 to 24 Jul 2025 (140 days) by Ashtons Estate Agency, St Helens

**£135,000**

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our lettings team.



**2 bedroom semi-detached house**

+ Add to report

Cranston Close, Eccleston

NO LONGER ADVERTISED | LET AGREED

Marketed from 4 Mar 2024 to 22 Mar 2024 (17 days) by Burns & Reid Ltd, Windle

**£950 pcm**



**2 bedroom town house**

+ Add to report

Chelford Road, Eccleston, St. Helens

NO LONGER ADVERTISED | LET AGREED

Marketed from 23 Feb 2023 to 24 Mar 2023 (28 days) by Burns & Reid Ltd, Windle

**£925 pcm**



Gladstone Street, St. Helens, WA10

**PROPERTY ID: 220489592**

# Interested in this **property investment?**

## Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.