

LET PROPERTY PACK

INVESTMENT INFORMATION

Emmett Street, Barnton,
Northwich, CW8

225717030

 www.letproperty.co.uk





Property Description

Our latest listing is in Emmett Street, Barnton, Northwich, CW8

Get instant cash flow of **£775** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£958** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £775

Market Rent: £958

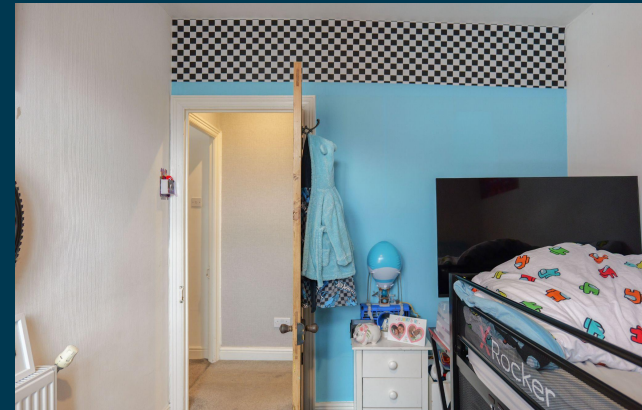
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 189,000.00

25% Deposit	£47,250.00
SDLT Charge	£10,730
Legal Fees	£1,000.00
Total Investment	£58,980.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 958

Returns Based on Rental Income	£775	£958
Mortgage Payments on £141,750.00 @ 5%	£590.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£77.50	£95.80
Total Monthly Costs	£683.13	£701.43
Monthly Net Income	£91.88	£256.58
Annual Net Income	£1,102.50	£3,078.90
Net Return	1.87%	5.22%

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 **£1,162.90**
Adjusted To

Net Return **1.97%**

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

Annual Net Income **£243.90**
Adjusted To

Net Return **0.41%**

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 £220,000.



£220,000

3 bedroom semi-detached house for sale

+ Add to report

10 Pelton Close, Barnton CW8 4WA

CURRENTLY ADVERTISED SOLD STC

Marketed from 8 May 2026 by Royal Fox, Northwich



£200,000

3 bedroom semi-detached house for sale

+ Add to report

Lydyett Lane, Barnton, Northwich



NO LONGER ADVERTISED SOLD STC

Marketed from 24 Dec 2025 to 18 May 2026 (145 days) by Edward Mellor Ltd, Northwich

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.

	3 bedroom end of terrace house	+ Add to report
	Plumbs Fold, Barnton, Northwich, Cheshire, CW8	
	NO LONGER ADVERTISED LET AGREED	
	Marketed from 24 Mar 2026 to 7 Apr 2026 (13 days) by Reeds Rains, Northwich	
£1,100 pcm		
	3 bedroom terraced house	+ Add to report
	Wade Crescent, Northwich, Cheshire, CW8	
	CURRENTLY ADVERTISED	
	Marketed from 20 May 2026 by iAgent Homes, Northwich	
£995 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**

 Current term of tenancy: **5 Years +**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**
Fully compliant tenancy including
EICR & Gas Safety in order

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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