

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Lascelles Street, St. Helens,
WA9

217426900





PROPERTY DESCRIPTION

Our latest listing is in Lascelles Street, St. Helens, WA9

Rent currently agreed with tenant of **£400** per calendar month which calculates to a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£685** which would provide the investor a Gross Yield of **11.2%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Lascelles Street, St.
Helens, WA9

217426900

Property Key Features

2 Bedrooms

1 Bathroom

Private rear garden

Spacious lounge

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

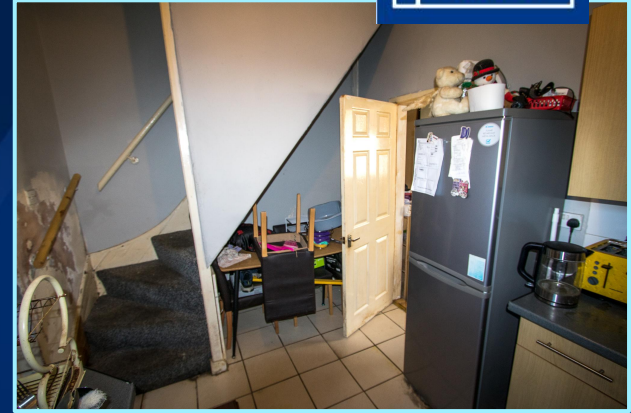
Current Rent: £400

Market Rent: £685

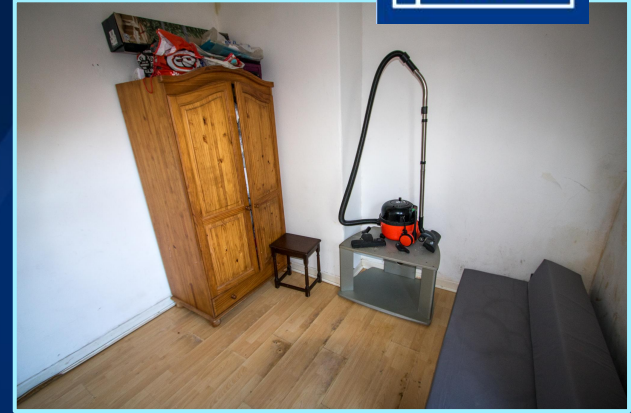
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£73,600

10% Deposit (£5,000 Minimum) **£7,360**

Buyers Premium **£6,000**

Paid On Accepted Bid **£13,360**

Purchase Balance **£66,240**

SDLT Charge **£3,680**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£70,920**

Your total all in costs would be ~£70,920 after taxes and fees based on a purchase price of £73,600. 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 £115,000.



£115,000

2 bedroom terraced house for sale

Woodville Street, St Helens, WA10 1EY

CURRENTLY ADVERTISED

SOLD STC

Marketed from 6 Jul 2026 by David Davies Sales & Lettings, St. Helen's

EPC: D | Council Tax Band: A - St Helens | Leasehold - 875 Years Remaining | No Onward Chain | Mi...

+ Add to report



£110,000

2 bedroom terraced house for sale

Morgan Street, St. Helens, Merseyside, WA9

CURRENTLY ADVERTISED

Marketed from 23 Jul 2026 by Entwistle Green, St Helens

This two-bedroom garden-fronted terraced home is offered to the market with no onward chain . The...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our lettings team.



£900 pcm

2 bedroom terraced house

+ Add to report

Monmouth Grove, St. Helens, Merseyside, WA9

NO LONGER ADVERTISED

Marketed from 6 May 2026 to 6 May 2026 by Leaders Lettings, Covering Liverpool

Situated on Monmouth Grove, this spacious and recently renovated two-bedroom end of terrace offer...



£875 pcm

2 bedroom house

+ Add to report

Hall Street, St. Helens, WA10

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jun 2026 to 7 Aug 2026 (56 days) by Little Estate Agents, St Helens

Modern 2-Bed End Terrace - Walking Distance to Town Centre Deposit Replacement Scheme Available |...



Interested in this
property investment?

Call us on
0161 394 2637

Lascelles Street, St. Helens, WA9

PROPERTY ID: 217426900

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.