

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Church Street, Ellesmere  
Port, CH65

225963506

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Church Street, Ellesmere Port, CH65

Get instant cash flow of **£600** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,122** which would provide the investor a Gross Yield of **11.6%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £1,122**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £116,000.00 and borrowing of £87,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 116,000.00

25% Deposit	£29,000.00
SDLT Charge	£5,800
Legal Fees	£1,000.00
Total Investment	£35,800.00

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 1,122



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



Returns Based on Rental Income	£600	£1,122
Mortgage Payments on £87,000.00 @ 5%	£362.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£112.20
<b>Total Monthly Costs</b>	<b>£437.50</b>	<b>£489.70</b>
<b>Monthly Net Income</b>	<b>£162.50</b>	<b>£632.30</b>
<b>Annual Net Income</b>	<b>£1,950.00</b>	<b>£7,587.60</b>
<b>Net Return</b>	<b>5.45%</b>	<b>21.19%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,343.60**  
Adjusted To

Net Return                      **14.93%**

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

Annual Net Income      **£5,847.60**  
Adjusted To

Net Return                      **16.33%**

# 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 £135,000.



£135,000

3 bedroom terraced house for sale

+ A

Errington Avenue, Ellesmere Port, CH65

NO LONGER ADVERTISED SOLD STC

Marketed from 11 Nov 2024 to 24 Oct 2025 (346 days) by Yopa, North West & Midlands



£135,000

3 bedroom terraced house for sale

+ Add to report

Church Street, Ellesmere Port

NO LONGER ADVERTISED SOLD STC

Marketed from 27 Sep 2022 to 3 Apr 2023 (187 days) by Platinum Independent Estate Agents, Little Sutton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



## 3 bedroom terraced house

Church Street, Ellesmere Port

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Jan 2026 to 14 Feb 2026 (22 days) by Hewitt Adams Ltd, Heswall

£1,000 pcm



## 3 bedroom house

Westminster Road, Ellesmere Port, CH65

NO LONGER ADVERTISED

Marketed from 17 Mar 2026 to 29 Apr 2026 (42 days) by Premier Estate (& Letting) Agents Ltd, Ellesmere Port

£975 pcm

+ 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**



Current term of tenancy: **2 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.

