

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gainsborough Road,  
Warrington, WA4 6BJ

224519157

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





## Property Description

Our latest listing is in Gainsborough Road, Warrington, WA4 6BJ

Get instant cash flow of **£750** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£881** which would provide the investor a Gross Yield of **7.2%** 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...**



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## Property Key Features

**2 bedrooms**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £170 PM**

**Ground Rent: £2.03 PM**

**Lease Length: 976 years**

**Current Rent: £750**

**Market Rent: £881**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 147,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £36,750.00 |
| SDLT Charge      | £7,790     |
| Legal Fees       | £1,000.00  |
| Total Investment | £45,540.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £750.00 per calendar month but the potential market rent is

£ 881

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



| Returns Based on Rental Income        | £750.00 | £881.00   |
|---------------------------------------|---------|-----------|
| Mortgage Payments on £110,250.00 @ 5% | £459.38 |           |
| Est. Building Cover (Insurance)       | £15.00  |           |
| Approx. Factor Fees                   | £170.00 |           |
| Ground Rent                           | £2.03   |           |
| Letting Fees                          | £75.00  | £88.10    |
| Total Monthly Costs                   | £721.41 | £734.51   |
| Monthly Net Income                    | £28.60  | £146.50   |
| Annual Net Income                     | £343.14 | £1,757.94 |
| Net Return                            | 0.75%   | 3.86%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£4.06**  
Adjusted To

Net Return                      **-0.01%**

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

Annual Net Income      **-£422.70**  
Adjusted To

Net Return

# 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 £162,000.



£162,000

## 2 bedroom apartment for sale

+ Add to report

Gainsborough Road, Warrington, WA4

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Aug 2024 to 21 Feb 2025 (203 days) by Ashtons Estate Agency, Stockton Heath



£145,000

## 2 bedroom property for sale

+ Add to report

Gainsborough Road, Warrington, WA4

NO LONGER ADVERTISED

Marketed from 16 Oct 2024 to 7 May 2025 (202 days) by Ashtons Estate Agency, Stockton Heath

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom apartment

+ Add to report

Parkgate Court, Wilderspool Causeway

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jun 2025 to 30 Jul 2025 (39 days) by Burns & Reid Ltd, Windle



## 2 bedroom apartment

+ Add to report

Wilderspool Causeway, Warrington

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Sep 2025 to 28 Oct 2025 (42 days) by Howell & Co, Warrington

# 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: **8 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.



**LETPROPERTY**