TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Maryville Road, Prescot,
L34 2TA



230627132

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Maryville Road, Prescot, L34 2TA

Rent currently agreed with tenant of **£700** per calendar month which calculates to a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£947** which would provide the investor a Gross Yield of **6.9%** 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...



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Property Key Features

- 2 Bedroom
- 1 Bathroom
- Spacious Lounge
- Easy Access to Local Amenities

- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Current Rent: £700
- Market Rent: £947

Lounge







Kitchen





Bedrooms





Bathroom



Exterior





Purchase Outlay

ASSUMED PURCHASE PRICE

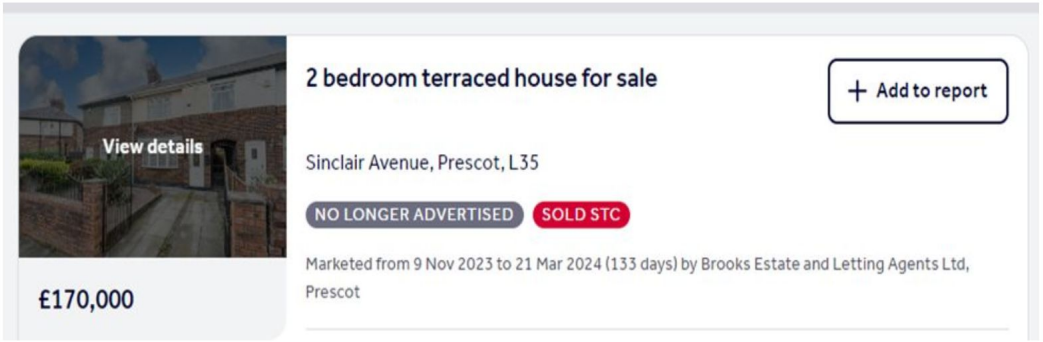
£165,000

10% Deposit (£5,000 Minimum)	**£16,500**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£22,500**
Purchase Balance	**£148,500**
SDLT Charge	**£9,050**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£158,550**

Your total all in costs would be ~£158,550 after taxes and fees based on a purchase price of £165,000. 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.

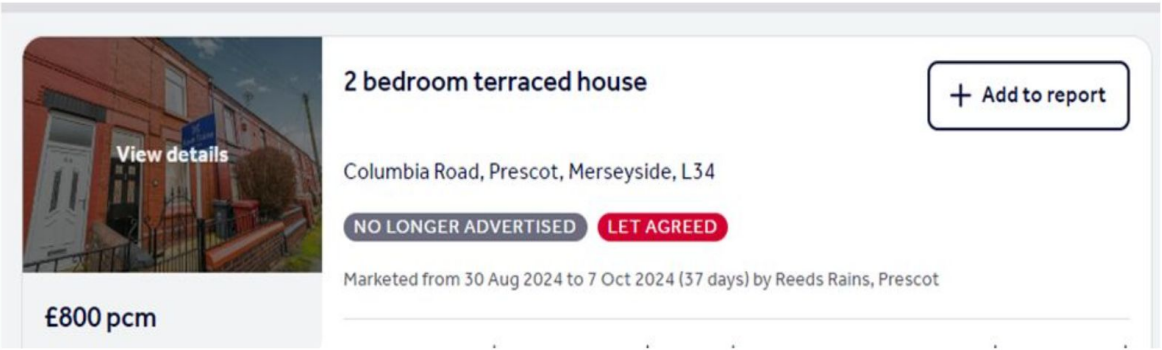
Sale Comparables Report

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 £170,000.



Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our lettings team.





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PROPERTY ID: 230627132

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.