

LET PROPERTY PACK

INVESTMENT INFORMATION

Oakwood Park, Prenton,
CH43

224773186

 www.letproperty.co.uk





Property Description

Our latest listing is in Oakwood Park, Prenton, CH43

Get instant cash flow of **£650** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£857** which would provide the investor a Gross Yield of **10.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: £18.00 PM

Lease Length: 990 years

Current Rent: £650

Market Rent: £857

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 857



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



Returns Based on Rental Income	£650	£857
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£18.00	
Letting Fees	£65.00	£85.70
Total Monthly Costs	£394.88	£415.58
Monthly Net Income	£255.13	£441.43
Annual Net Income	£3,061.50	£5,297.10
Net Return	10.38%	17.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,583.10**
Adjusted To

Net Return **12.15%**

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

Annual Net Income **£4,088.10**
Adjusted To

Net Return **13.86%**

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 £120,000.



£120,000

3 bedroom end of terrace house for sale

+ Add to repo

Oakwood Park, Prenton, Wirral

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 28 Jun 2024 to 28 May 2025 (333 days) by Karl Tatler Estate Agents, Prenton



£110,000

3 bedroom terraced house for sale

+ Add to rep

Collin Road, Birkenhead, Wirral

NO LONGER ADVERTISED

Marketed from 7 Feb 2023 to 9 Aug 2023 (183 days) by Karl Tatler Estate Agents, Prenton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

3 bedroom terraced house

+ Add to report

Oakwood Park, Prenton, Wirral, Merseyside, CH43

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jun 2024 to 22 Jul 2024 (47 days) by Leef Property Management Ltd, Warrington



£900 pcm

3 bedroom end of terrace house

+ Add to report

Oakwood Park, Prenton, Wirral

NO LONGER ADVERTISED






LET AGREED

Marketed from 19 Nov 2025 to 6 Jan 2026 (47 days) by Karl Tatler Estate Agents, Prenton

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **Moved in within the last 2 years**
-  Payment history: **On time for length of tenancy**

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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