

LET PROPERTY PACK

INVESTMENT INFORMATION

Priory Wharf, Birkenhead,
CH41

227130786

 www.letproperty.co.uk





Property Description

Our latest listing is in Priory Wharf, Birkenhead, CH41

Get instant cash flow of **£450** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£704** which would provide the investor a Gross Yield of **9.5%** 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...



Priory Wharf, Birkenhead,
CH41

227130786



Property Key Features

1 bedroom

1 bathroom

Shared Back Garden

Shared Private Parking

Factor Fees: £141.68 PM

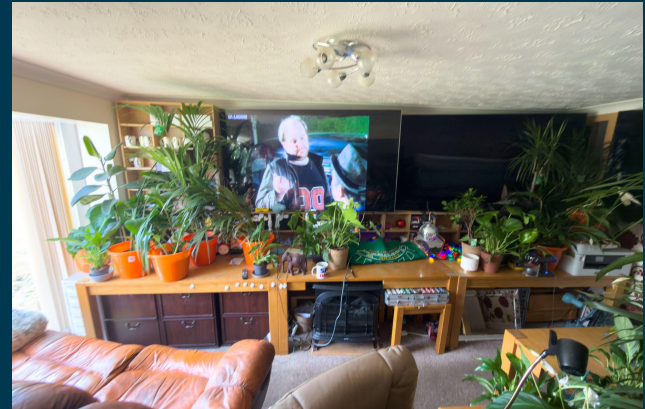
Ground Rent: £4.16 PM

Lease Length: 962 PM

Current Rent: £450

Market Rent: £704

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £89,250.00 and borrowing of £66,937.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 89,250.00

25% Deposit £22,312.50

SDLT Charge £4,463

Legal Fees £1,000.00

Total Investment £27,775.00

Projected Investment Return



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

The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is



£ 704

Returns Based on Rental Income	£450	£704
Mortgage Payments on £66,937.50 @ 5%	£278.91	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£141.68	
Ground Rent	£4.16	
Letting Fees	£45.00	£70.40
Total Monthly Costs	£484.75	£510.15
Monthly Net Income	-£34.75	£193.85
Annual Net Income	-£416.96	£2,326.25
Net Return	-1.50%	8.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£918.25**
Adjusted To

Net Return **3.31%**

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

Annual Net Income **£1,037.42**
Adjusted To

Net Return **3.74%**

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 £100,000.



£113,000

1 bedroom apartment for sale

+ Add to report

Priory Wharf, Birkenhead

NO LONGER ADVERTISED

Marketed from 18 Jan 2024 to 20 May 2024 (123 days) by CityRise, Leeds

Investors only | Spacious 1-bedroom apartment | High tenant demand | Incredible investment ...



£115,000

1 bedroom flat for sale

+ Add to report

Priory Wharf, Birkenhead, Wirral

NO LONGER ADVERTISED

Marketed from 25 Apr 2024 to 5 Jul 2024 (70 days) by Move Residential, Heswall

Attractive and Spacious One Bedroom Ground Floor Apartment | Located in the Highly Desirable Prio...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

1 bedroom apartment

+ Add to report

Priory Wharf, Birkenhead, Merseyside, CH41

NO LONGER ADVERTISED

Marketed from 16 Sep 2025 to 16 Sep 2025 by Propeller, Thingwall

Fully Furnished | Sought After Location | Well Presented | Parking



£725 pcm

1 bedroom flat

+ Add to report

Hamilton Square, Birkenhead, Wirral, Merseyside, CH41

NO LONGER ADVERTISED

Marketed from 7 Aug 2025 to 21 Aug 2025 (13 days) by Smith and Sons, Wirral

Smith and Sons are pleased to bring to the market a large one bedroom apartment located within th

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: **15 + 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.



Priory Wharf, Birkenhead, CH41

227130786

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