

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Dock Road, Birkenhead,
CH41 1DN

209154153





PROPERTY DESCRIPTION

Our latest listing is in Dock Road, Birkenhead, CH41 1DN

Rent currently agreed with tenant of **£853** per calendar month which calculates to a **6.3%** Gross Yield for investors.

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 Bedrooms

2 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £853

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£162,000

10% Deposit (£5,000 Minimum) **£16,200**

Buyers Premium **£6,000**

Paid On Accepted Bid **£22,200**

Purchase Balance **£145,800**

SDLT Charge **£8,840**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£155,640**

Your total all in costs would be ~£155,640 after taxes and fees based on a purchase price of £162,000. 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 £187,000.



£187,000

3 bedroom flat for sale

[+ Add to report](#)

Dock Road, Birkenhead, Wirral, Merseyside, CH41

NO LONGER ADVERTISED

Marketed from 9 Aug 2024 to 18 Feb 2025 (192 days) by Let Property Sales & Management, Glasgow



£180,000

3 bedroom apartment for sale

[+ Add to report](#)

East Float Quay, Dock Road

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Apr 2025 to 26 Jun 2026 (450 days) by Harper & Woods, Wallasey

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our lettings team.



£975 pcm

3 bedroom flat

[+ Add to report](#)

East Float Quay, Dock Road, Wallasey

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Mar 2026 to 29 Apr 2026 (56 days) by Karl Tatler Estate Agents, Wallasey



£895 pcm

3 bedroom flat

[+ Add to report](#)

East Float Quay, Dock Road, Wallasey

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Aug 2024 to 20 Sep 2024 (28 days) by Karl Tatler Estate Agents, Wallasey



Dock Road, Birkenhead, CH41 1DN

PROPERTY ID: 209154153

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.