

LET PROPERTY PACK

INVESTMENT INFORMATION

Canning Street,
Birkenhead, CH41

208489296

 www.letproperty.co.uk





Property Description

Our latest listing is in Canning Street, Birkenhead, CH41

This property has a potential to rent for **£672** which would provide the investor a Gross Yield of **11.7%** if the rent was increased to market rate.

A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



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Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Three-Piece Bathroom

Factor Fees: £108.00 PM

Ground Rent: £21.00 PM

Lease Length: 244 years

Market Rent: £672

Lounge



Kitchen



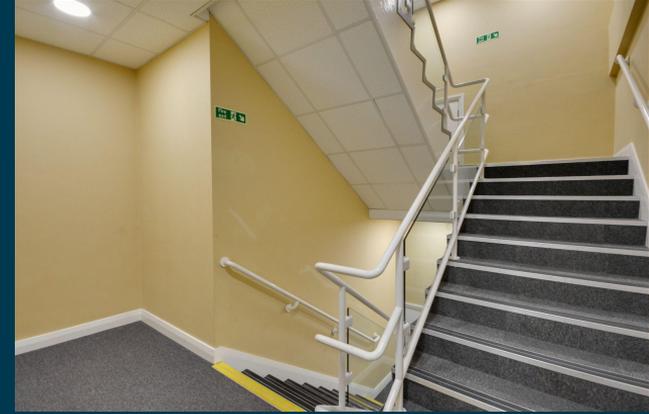
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000.00

25% Deposit	£17,250.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£21,700.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£672
Mortgage Payments on £51,750.00 @ 5%	£215.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£108.00
Ground Rent	£21.00
Letting Fees	£67.20
Total Monthly Costs	£426.83
Monthly Net Income	£245.18
Annual Net Income	£2,942.10
Net Return	13.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,598.10**
Adjusted To

Net Return **7.36%**

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

Annual Net Income **£2,159.10**
Adjusted To

Net Return **9.95%**

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 £82,000.



£82,000

1 bedroom flat for sale

Flat 66, Mersey View, 1 Canning Street, Birkenhead CH41 1ND

+ Add to report

NO LONGER ADVERTISED

Auction: 31.01.2024 10:00 | One bedroom apartment | Located in Birkenhead Town Centre | Close pro...

Marketed from 4 Jan 2024 to 29 Jan 2024 (25 days) by SDL Property Auctions, Nationwide



£82,000

1 bedroom flat for sale

Birchen House, Birkenhead

+ Add to report

NO LONGER ADVERTISED

Close to local transport links | Open plan living | One bedroom apartment | Council tax band A...

Marketed from 9 Feb 2023 to 17 Mar 2023 (35 days) by Martin & Co, Wirral Bebington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

1 bedroom flat

East Float Quay, Dock Road, Wirral

+ Add to report

CURRENTLY ADVERTISED

Upper floor apartment | Well presented | Open plan lounge/ kitchen | Sought after development | R...

SOLD PRICE HISTORY

12 Jan 2007

£134,950

Marketed from 6 Jul 2024 by Karl Tatler Estate Agents, Wallasey



£700 pcm

1 bedroom apartment

Park Road North, Birkenhead

+ Add to report

NO LONGER ADVERTISED

Sought After Location | Beautiful Listed Building With Views Onto Birkenhead Park | Modern Throug...

Marketed from 26 Apr 2024 to 21 May 2024 (24 days) by Hewitt Adams Ltd, Heswall

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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