

LET PROPERTY PACK

INVESTMENT INFORMATION

East Float Quay, Dock Rd
Birkenhead, CH41

209154153

 www.letproperty.co.uk





Property Description

Our latest listing is in East Float Quay, Dock Rd Birkenhead, CH41

Get instant cash flow of **£775** per calendar month with a **4.0%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio

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



East Float Quay, Dock Rd
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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

East Float River view

Factor Fees: £671

Ground Rent: TBC

Lease Length: TBC

Current Rent: £775

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£65,400.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 1,400



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	£775	£1,400
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£224.00	
Ground Rent	TBC	
Letting Fees	£77.50	£140.00
Total Monthly Costs	£1,035.25	£1,097.75
Monthly Net Income	-£260.25	£302.25
Annual Net Income	-£3,123.00	£3,627.00
Net Return	-4.78%	5.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£827.00**
Adjusted To

Net Return **1.26%**

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

Annual Net Income **£177.00**
Adjusted To

Net Return **0.27%**

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 £240,000.



£240,000



Floorplan

3 bedroom flat for sale

Dock Road, Birkenhead

+ Add to report

NO LONGER ADVERTISED

Three double bedrooms | Penthouse duplex | Balcony with stunning views | Spacious kitchen | En-su...

SOLD PRICE HISTORY

27 Sep 2013

£130,000

Marketed from 16 Jul 2021 to 28 Feb 2022 (226 days) by Bradshaw Farnham & Lea, Wirral



£235,000



Floorplan

3 bedroom flat for sale

East Float Quay, Dock Road, Birkenhead

+ Add to report

NO LONGER ADVERTISED

Virtual viewing | 2252 sq ft approx | Luxury Duplex Apartment | Three Bedrooms | Open Plan Kitch...

Marketed from 22 Oct 2020 to 31 Jan 2022 (465 days) by Karl Tatler Estate Agents, Wallasey

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,800 pcm

2 bedroom apartment

Miller's Quay, Wirral, CH41

+ Add to report

CURRENTLY ADVERTISED

Co - working lounge (Coming soon) | Residents Gym (Coming soon) | 24 hour on site team | Allocate...

Marketed from 3 Jun 2024 by JLL, Millers Quay



£1,100 pcm

2 bedroom apartment

Dock Road, Birkenhead, Wirral, Merseyside, CH41

+ Add to report

CURRENTLY ADVERTISED






2 Bedroom Apartment | En-suite to master bedroom | Main Bathroom with overhead shower | Modern Ki...

Marketed from 22 Mar 2023 by Michele Webb Property Management, Liverpool

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: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **6 months**
-  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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CH41

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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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