

# LET PROPERTY PACK

## INVESTMENT INFORMATION

East Float Quay, Dock  
Road, Birkenhead, CH41

208693256

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

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

Get instant cash flow of **£1,100** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£1,500** which would provide the investor a Gross Yield of **5.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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**

**1 Bathroom**

**Modern Lounge**

**Balcony**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 132 years**

**Current Rent: £1,100**

**Market Rent: £1,500**

# Lounge



# Kitchen



# Bedrooms



# Exterior





Figures based on assumed purchase price of £310,000.00 and borrowing of £232,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 310,000

25% Deposit	£77,500.00
SDLT Charge	12300
Legal Fees	£1,000.00
Total Investment	£90,800.00



# 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.



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,500

Returns Based on Rental Income	£1,100	£1,500
Mortgage Payments on £232,500.00 @ 5%	£968.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£110.00	£150.00
<b>Total Monthly Costs</b>	<b>£1,093.75</b>	<b>£1,133.75</b>
<b>Monthly Net Income</b>	<b>£6</b>	<b>£366</b>
<b>Annual Net Income</b>	<b>£75</b>	<b>£4,395</b>
<b>Net Return</b>	<b>0.08%</b>	<b>4.84%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,395**  
Adjusted To

Net Return                      **1.54%**

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

Annual Net Income      **-£255**  
Adjusted To

Net Return                      **-0.28%**

# 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 £345,000.



£345,000

### 3 bedroom town house for sale

Town House, East Float, Wirral Waters

+ Add to report

NO LONGER ADVERTISED

House by Urban Splash, An Urban Splash & Peel L & P Development | Freehold | Part of 4.5bn Wirral...

Marketed from 18 Jun 2021 to 11 Dec 2021 (176 days) by City Residential, Liverpool



£250,000

### 3 bedroom flat for sale

Dock Road, Birkenhead, Merseyside

+ Add to report

NO LONGER ADVERTISED

Three Bedrooms | Duplex Penthouse Apartment | Lounge | Open Plan Kitchen Diner | Two En Suites | ...

Marketed from 15 Jan 2020 to 23 Oct 2020 (281 days) by Bakewell and Horner, Wallasey

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,504 pcm

## 2 bedroom house

Oakdale Avenue CH44

NO LONGER ADVERTISED

Magenta Living is delighted to offer for rent this two bedroom semi detached house in the popular...

Marketed from 19 Feb 2018 to 21 Feb 2018 (1 days) by Magenta Living, Lettings

+ Add to report



£995 pcm

## 3 bedroom house

Redbridge Quay, Birkenhead

NO LONGER ADVERTISED

LET AGREED

NEW HOME | THREE BEDROOM | EPC RATING C | FAMILY BATHROOM | MODERN LIVING | WATER FRONT LOCATON






Marketed from 25 Apr 2023 to 21 Aug 2023 (117 days) by Jones & Chapman - Lettings, Prenton

+ Add to report

# 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**
-  Current term of tenancy: **5 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.



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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.



**LETPROPERTY**