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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

East Float Quay, Dock Rd Birkenhead, CH41

209190603

( www.letproperty.co.uk

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## **Property** Description

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

This property has a potential to rent for £1,500 which would provide the investor a Gross Yield of 8.2% 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 Birkenhead, CH41

209190603

3 Bedrooms Factor 2 Bathrooms Ground Spacious Rooms Lease I Well Maintained Property Curren

**Property Key Features** 

Factor Fees: £1,030 Ground Rent: Lease Length: 150 years Current Rent: Vacant Market Rent: £1,500







## **Kitchen**





## Bedrooms





## Bathroom













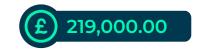






Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

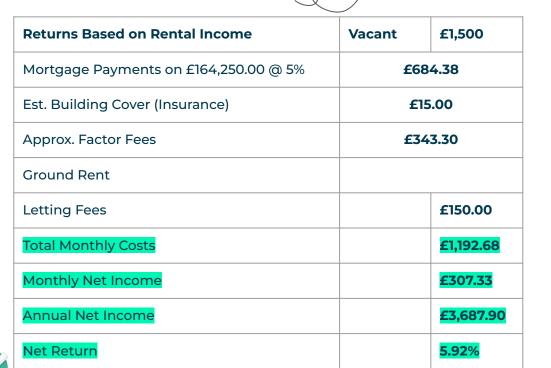
#### ASSUMED PURCHASE PRICE



25% Deposit	£54,750.00
SDLT Charge	£6,570
Legal Fees	£1,000.00
Total Investment	£62,320.00

## **Projected** Investment Return

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





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.



### Return Stress Test Analysis Report





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

Annual Net Income **£687.90** Adjusted To

Net Return 1.10%

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

Annual Net Income **£402.90** Adjusted To

Net Return

0.65%

## 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.

	3 bedroom flat for sale Dock Road, Birkenhead	+ Add to report
	NO LONGER ADVERTISED	
	Three double bedrooms   Penthouse duplex   Balco kitchen   En-su	ony with stunning views   Spacious
40,000	SOLD PRICE HISTORY	
🕒 Floorplan	27 Sep 2013	£130,000
	3 bedroom flat for sale	+ Add to report



£235,000

East Float Quay, Dock Road, Birkenhead

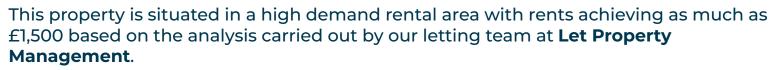
#### NO LONGER ADVERTISED

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

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



## **Rent Comparables Report**





£1,800 pcm

#### 2 bedroom apartment Miller's Quay, Wirral, CH41

#### 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

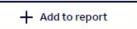
Dock Road, Birkenhead, Wirral, Merseyside, CH41

#### 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







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



Standard Tenancy Agreement In Place: **N/A** 



Payment history: N/A

Current term of tenancy: VACANT



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.







www.letproperty.co.uk

#### East Float Quay, Dock Rd Birkenhead, CH41

209190603

# 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.

