

LET PROPERTY PACK

INVESTMENT INFORMATION

Stoke Gardens, Ellesmere
Port, CH65

209728429

 www.letproperty.co.uk





Property Description

Our latest listing is in Stoke Gardens, Ellesmere Port, CH65

Get instant cash flow of **£800** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.0%** 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...



Stoke Gardens, Ellesmere
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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Leasehold

Current Rent: £800

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£5,190
Legal Fees	£1,000.00
Total Investment	£49,440.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£800	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£635.63	£670.63
Monthly Net Income	£164.38	£479.38
Annual Net Income	£1,972.50	£5,752.50
Net Return	3.99%	11.64%

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 **£3,452.50**
Adjusted To

Net Return **6.98%**

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

Annual Net Income **£3,157.50**
Adjusted To

Net Return **6.39%**

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 £125,000.

Within area



£125,000

3 bedroom terraced house for sale

Stoke Gardens, Ellesmere Port

NO LONGER ADVERTISED **SOLD STC**

No Onward Chain | Three Good Size Bedrooms | Garden | Modern Shower Room | Gas Central Heating

Marketed from 28 Apr 2023 to 10 Oct 2023 (165 days) by Platinum Independent Estate Agents, Little Sutton

+ Add to report



£120,000

3 bedroom terraced house for sale

Stoke Gardens, Ellesmere Port, Cheshire, CH65

NO LONGER ADVERTISED **SOLD STC**

No Onward Chain | N.B. The property does not have central heating. | UPVC Double Glazed Windows (...)

Marketed from 17 Mar 2022 to 15 Jul 2022 (120 days) by Platinum Independent Estate Agents, Little Sutton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom semi-detached house

+ Add to report

Cambridge Road, Ellesmere Port

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jan 2024 to 16 Feb 2024 (22 days) by Clive Watkin Lettings, Little Sutton



£950 pcm

3 bedroom semi-detached house

+ Add to report

Ellesmere Port, Cheshire






NO LONGER ADVERTISED

Marketed from 5 Feb 2024 to 13 Mar 2024 (37 days) by Urban Lettings, National

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: **4 years+**
-  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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Stoke Gardens, Ellesmere Port, CH65

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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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