

LET PROPERTY PACK

INVESTMENT INFORMATION

Percival Lane, Runcorn,
WA7 4UY

210348529

 www.letproperty.co.uk





Property Description

Our latest listing is in Percival Lane, Runcorn, WA7 4UY

Get instant cash flow of **£2,105** per calendar month with a **9.8%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

4 bedroom

1 bathroom

Great Condition

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £2,105

Lounge/Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £259,000.00 and borrowing of £194,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 259,000.00

| | |
|------------------|------------|
| 25% Deposit | £64,750.00 |
| SDLT Charge | £8,220 |
| Legal Fees | £1,000.00 |
| Total Investment | £73,970.00 |

Projected Investment Return



The monthly rent of this property is currently set at £2,105 per calendar month



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 | £2,105 |
| Mortgage Payments on £194,250.00 @ 5% | £809.38 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | FREEHOLD |
| Letting Fees | £210.50 |
| Total Monthly Costs | £1,034.88 |
| Monthly Net Income | £1,070.13 |
| Annual Net Income | £12,841.50 |
| Net Return | 17.36% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,631.50**
Adjusted To

Net Return **11.67%**

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

Annual Net Income **£8,956.50**
Adjusted To

Net Return **12.11%**

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 £500,000.



£500,000

4 bedroom semi-detached house for sale

+ Add to report

Weston Road, Higher Runcorn

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Aug 2023 to 17 May 2024 (271 days) by Adams Estate Agents, Runcorn

Four Bedrooms | No Onward Chain Delay | Secure Gated Plot | Highly Sought After Location | Stylish...

 Floor plan:

[View](#)



£250,000

4 bedroom terraced house for sale

+ Add to report

Stanley Villas, Greenway Road, Higher Runcorn

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Nov 2023 to 3 Apr 2024 (143 days) by Bests Estates Agents, Runcorn

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,000 based on the analysis carried out by our letting team at **Let Property Management**.



£5,000 pcm

5 bedroom detached house

+ Add to report

Hale road L24 5RB

NO LONGER ADVERTISED

Marketed from 1 Mar 2024 to 4 Apr 2024 (33 days) by Entwistle Green, Allerton

Stunning five bedroom | Detached house | Five bedrooms | Thirtyfoot swimming pool | Spacious loun...

Sold price history:

[View](#)



£4,950 pcm

5 bedroom detached house

+ Add to report

Ash Lane, Widnes, Merseyside

NO LONGER ADVERTISED

Marketed from 5 Oct 2023 to 25 Jan 2024 (111 days) by Armitstead Barnett, Covering Lancashire and Cumbria

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: **Moved in within the last 2 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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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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