

LET PROPERTY PACK

INVESTMENT INFORMATION

Old Coach Road, Runcorn,
WA7

209719727

 www.letproperty.co.uk





Property Description

Our latest listing is in Old Coach Road, Runcorn, WA7

Get instant cash flow of **£650** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **7.5%** 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 be a rewarding addition to an investor portfolio.

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



Old Coach Road,
Runcorn, WA7

209719727



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Parking Space Available

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £650

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £112,000.00 and borrowing of £84,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 112,000.00

25% Deposit	£28,000.00
SDLT Charge	£3,360
Legal Fees	£1,000.00
Total Investment	£32,360.00

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 £650 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£650	£700
Mortgage Payments on £84,000.00 @ 5%	£350.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£430.00	£435.00
Monthly Net Income	£220.00	£265.00
Annual Net Income	£2,640.00	£3,180.00
Net Return	8.16%	9.83%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,780.00**
Adjusted To

Net Return **5.50%**

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

Annual Net Income **£1,500.00**
Adjusted To

Net Return **4.64%**

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 £115,000.



£115,000

2 bedroom ground floor flat for sale

Waterside Court, Runcorn

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Two Bedrooms | Ground Floor | Waterfront Views | Private Gardens | Allocated Parking | EPC Rating...

SOLD PRICE HISTORY



£95,000

2 bedroom apartment for sale

Old Coach Road, Runcorn, WA7

+ Add to report

NO LONGER ADVERTISED SOLD STC

No Chain | Top Floor Apartment | Waterside Views | Good Sized Accommodation | Two Bedrooms |...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom flat

+ Add to report

Waterside Court, Runcorn

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jul 2023 to 11 Aug 2023 (15 days) by Edwards Grounds, Runcorn



£699 pcm

2 bedroom flat

+ Add to report

Old Coach Road, Runcorn, WA7

NO LONGER ADVERTISED

Marketed from 3 Nov 2023 to 10 Nov 2023 (7 days) by Belvoir, Warrington


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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