

LET PROPERTY PACK

INVESTMENT INFORMATION

Queens Courtyard, 20
Queens Rd, Southport PR9

210927014

 www.letproperty.co.uk





Property Description

Our latest listing is in Queens Courtyard, 20 Queens Rd, Southport PR9

Get instant cash flow of **£800** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.3%** 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...



Queens Courtyard, 20
Queens Rd, Southport
PR9

210927014



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Parking Spaces Available

**Factor Fees
includes**

Ground Rent: £1,680

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£5,010
Legal Fees	£1,000.00
Total Investment	£47,760.00

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 £800 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£800	£1,150
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£140.00	
Ground Rent	£0.00	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£756.88	£791.88
Monthly Net Income	£43.13	£358.13
Annual Net Income	£517.50	£4,297.50
Net Return	1.08%	9.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,997.50**
Adjusted To

Net Return **4.18%**

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

Annual Net Income **£1,792.50**
Adjusted To

Net Return **3.75%**

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 £170,000.



2 bedroom flat for sale

+ Add to report

Granville Court, 71 Albert Road, Southport, PR9 9LN

CURRENTLY ADVERTISED

Marketed from 10 Sep 2024 by Anthony James Estate Agents, Southport

£170,000

Balcony | Lift | First Floor | Two Bedrooms | Garage | EPC: C | Chain Free!

Sold price history: [View](#)

09/11/2015	£123,000
28/09/2012	£112,000
21/12/2005	£159,950

EPC: [View](#)

(Approx.) Sqft: **689 sq ft** Price (£) per sqft: **£246.77**

View floor plan



2 bedroom flat for sale

+ Add to report

Argyle Road, Southport, PR9 9LD

NO LONGER ADVERTISED **SOLD STC**

Marketed from 16 Apr 2024 to 8 Oct 2024 (175 days) by Anthony James Estate Agents, Southport

£170,000

EPC: D | Leasehold: 999 Years dated 18 November 2004 | Council Tax Band: C | Balcony, Communal Ga...

Sold price history: [View](#)

09/10/2006	£175,000
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EPC: [View](#)

(Approx.) Sqft: **775 sq ft** Price (£) per sqft: **£219.35**

View floor plan



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

+ Add to report

St. Helens Road, Ormskirk, L39

NO LONGER ADVERTISED

Marketed from 23 Sep 2024 to 24 Sep 2024 (1 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2197363



£1,150 pcm

2 bedroom penthouse

+ Add to report

Penthouse, Cable Street, Formby

NO LONGER ADVERTISED **LET AGREED**

Marketed from 7 Nov 2023 to 15 Dec 2023 (38 days) by Karen Parks Sales and Lettings, Formby

PENTHOUSE | 2 BEDROOMS | EN-SUITE OFF THE MASTER | FAMILY BATHROOM | POPULAR LOCATION | AVAILABLE...

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.



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