

LET PROPERTY PACK

INVESTMENT INFORMATION

Brecon Court, Warrington,
WA5

211119665

 www.letproperty.co.uk





Property Description

Our latest listing is in Brecon Court, Warrington, WA5

Get instant cash flow of **£750** per calendar month with a **5.2%** Gross Yield for investors.

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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £750

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 £750 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	£750
Mortgage Payments on £129,750.00 @ 5%	£540.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£75.00
Total Monthly Costs	£630.63
Monthly Net Income	£119.38
Annual Net Income	£1,432.50
Net Return	2.90%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£6,667.50**

Net Return **-13.49%**

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

Annual Net Income Adjusted To **-£9,262.50**

Net Return **-18.73%**

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 £218,950.



£218,950

2 bedroom semi-detached house for sale

+ Add to report

Tenby Close, Callands, Warrington

NO LONGER ADVERTISED

Marketed from 17 Nov 2023 to 18 Nov 2023 by Halton Kelly, Warrington



£215,000

2 bedroom semi-detached house for sale

+ Add to report

Monkwood Close, Warrington, WA5

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 3 Sep 2024 by Purplebricks, covering Warrington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom semi-detached house

+ Add to report

Colwyn Close Callands Warrington WA5 9SL

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Sep 2024 to 4 Oct 2024 (20 days) by 222 Estates Ltd, Warrington



£950 pcm

2 bedroom semi-detached house

+ Add to report

Chepstow Close, Callands, Warrington, WA5

NO LONGER ADVERTISED

Marketed from 4 Jun 2024 to 12 Jun 2024 (7 days) by Northwood, 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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