

LET PROPERTY PACK

INVESTMENT INFORMATION

Maryville Road, Prescot,
L34 2TA

211445174

 www.letproperty.co.uk





Property Description

Our latest listing is in Maryville Road, Prescot, L34 2TA

Get instant cash flow of **£650** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£733** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Maryville Road, Prescot,
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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Leasehold

Current Rent: £650

Market Rent: £733

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,437.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,812.50
SDLT Charge	£4,658
Legal Fees	£1,000.00
Total Investment	£44,470.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 733

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	£650	£733
Mortgage Payments on £116,437.50 @ 5%	£485.16	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£65.00	£73.30
Total Monthly Costs	£565.16	£573.46
Monthly Net Income	£84.84	£159.54
Annual Net Income	£1,018.13	£1,914.53
Net Return	2.29%	4.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£448.53**
Adjusted To

Net Return **1.01%**

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


Annual Net Income **-£414.23**
Adjusted To

Net Return **-0.93%**

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.



View details

£170,000


2 bedroom terraced house for sale

Sinclair Avenue, Prescot, L35

NO LONGER ADVERTISED SOLD STC

Marketed from 9 Nov 2023 to 21 Mar 2024 (133 days) by Brooks Estate and Letting Agents Ltd, Prescot

+ Add to report



£160,000

2 bedroom terraced house for sale

St. James Road, Prescot, Merseyside, L34

CURRENTLY ADVERTISED SOLD STC


Marketed from 4 Jul 2024 by Reeds Rains, Prescot

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



View details

£800 pcm


2 bedroom terraced house

+ Add to report

Columbia Road, Prescot, Merseyside, L34

NO LONGER ADVERTISED LET AGREED

Marketed from 30 Aug 2024 to 7 Oct 2024 (37 days) by Reeds Rains, Prescot



View details

£800 pcm

2 bedroom terraced house

+ Add to report

St. James Road, Prescot, L34

NO LONGER ADVERTISED

Marketed from 22 May 2024 to 27 May 2024 (5 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2058338

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: **4 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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