

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Court, Southport,
PR8

209601892

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Court, Southport, PR8

Get instant cash flow of **£710** per calendar month with a **6.2%** 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 make for a rewarding addition to an investors portfolio.

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



Victoria Court, Southport,
PR8

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £208

Ground Rent: Included in service charge

Lease Length: leasehold

Current Rent: £710

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

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

£ 710

Returns Based on Rental Income	£710
Mortgage Payments on £103,500.00 @ 5%	£431.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£208.00
Ground Rent	Included in service charge
Letting Fees	£71.00
Total Monthly Costs	£725.25
Monthly Net Income	-£15.25
Annual Net Income	-£183.00
Net Return	-0.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,603.00**
Adjusted To

Net Return **-4.04%**

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

Annual Net Income **-£2,253.00**
Adjusted To

Net Return **-5.68%**

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 £120,000.



£120,000



1 bedroom apartment for sale

Oxford Road, Birkdale, Southport

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Purpose Built Apartment | Located to The First Floor | Double Bedroom | Fitted Kitchen | Spacious...

SOLD PRICE HISTORY	
17 Sep 2021	£120,000
14 Aug 2009	£98,000



£115,000



1 bedroom flat for sale

Victoria Court, Canterbury Close, Southport, Merseyside. PR8

+ Add to report

CURRENTLY ADVERTISED

One Bedroom Apartment | Second Floor | Birkdale Village Location | Purpose Built Development | Fu...

SOLD PRICE HISTORY	
18 Jan 2011	£79,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom apartment

+ Add to report

Victoria Court, Birkdale, Southport, Merseyside, PR8 2DW

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Sep 2023 to 6 Nov 2023 (45 days) by Bailey Estates, Southport



£650 pcm

1 bedroom apartment

+ Add to report

Victoria Court, Southport, Merseyside, PR8 2DW

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Aug 2022 to 27 Sep 2022 (53 days) by Anthony James Estate Agents, Southport

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.



LETPROPERTY