

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Court, Southport, PR8

209601892









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



1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £208

Ground Rent: Included in service

charge

Lease Length: leasehold

Current Rent: £710

209601892

Lounge









Kitchen



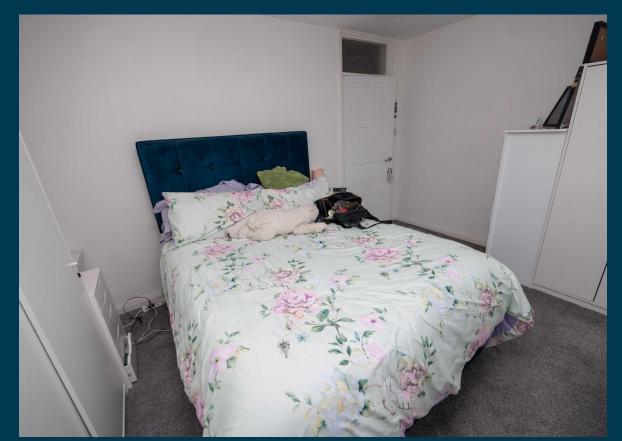






Bedrooms









Bathroom









Exterior









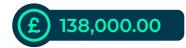
Initial Outlay





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



25% Deposit **£34,500.00**

SDLT Charge £4,140

Legal Fees £1,000.00

Total Investment £39,640.00

Projected Investment Return



-0.46%



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

Net Return

Re	eturns Based on Rental Income	£710
М	ortgage Payments on £103,500.00 @ 5%	£431.25
Es	st. Building Cover (Insurance)	£15.00
Ap	oprox. Factor Fees	£208.00
Gr	round Rent	Included in service charge
Le	etting Fees	£71.00
To	otal Monthly Costs	£725.25
M	onthly Net Income	-£15.25
Δr	onual Net Income	-£183.00

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

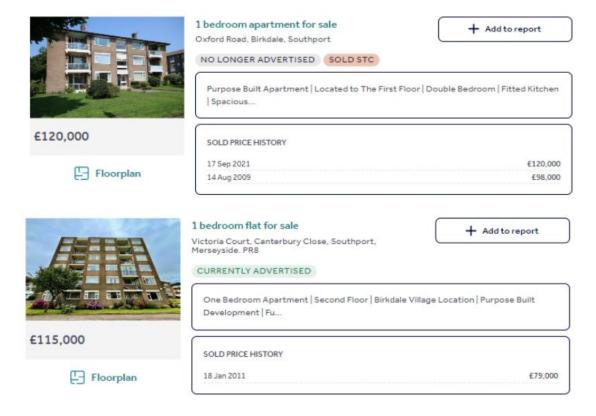
Net Return

-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.



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



Current term of tenancy: Moved in within the last 2 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.





Interested in this property investment?

Call us on **0141 478 0985**

Victoria Court, Southport, PR8



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.