

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bath Street, Southport,  
PR9

210513981

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bath Street, Southport, PR9

Get instant cash flow of **£450** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **13.4%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Bath Street, Southport,  
PR9

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## Property Key Features

1 Bedroom

1 Bathroom

Patio

Driveway

Factor Fees: £35 per month

Ground Rent: £20 per year

Lease Length: 980 years

Current Rent: £450

Market Rent: £650

# Lounge



# Kitchen



# Bedrooms



# Exterior



# 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 £70,000.



£70,000

## 1 bedroom flat for sale

+ Add to report

Bath Street, Southport

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Sep 2022 to 14 Apr 2023 (220 days) by Flexi-Agent, Southport



£55,000

## 1 bedroom flat for sale

+ Add to report

Flat 3, 5 Bath Street, Southport

NO LONGER ADVERTISED

Marketed from 10 Jun 2022 to 5 Aug 2022 (55 days) by Venmore, Auction Department



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 1 bedroom flat

+ Add to report

Promenade, Southport, Merseyside. PR9

NO LONGER ADVERTISED

Marketed from 11 Oct 2024 to 17 Oct 2024 (5 days) by Curlett Jones Estates, Southport



£450 pcm

## 1 bedroom apartment

+ Add to report

Victoria Street, Southport, PR9 0DU

NO LONGER ADVERTISED






LET AGREED

Marketed from 11 Jun 2020 to 1 Aug 2020 (51 days) by Entwistle Green, Formby

# 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: **5 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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Bath Street, Southport, PR9

PROPERTY ID: 12345678

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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