

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Holywell Drive, Warrington,  
WA1

211417711

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





## Property Description

Our latest listing is in Holywell Drive, Warrington, WA1

Get instant cash flow of **£570** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£690** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

**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...



Holywell Drive,  
Warrington, WA1

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## Property Key Features

1 bedroom

1 bathroom

Spacious Room

Modern Kitchen

Factor Fees: £106.57

Ground Rent: £100 per annum

Lease Length: 990 years

Current Rent: £570

Market Rent: £690

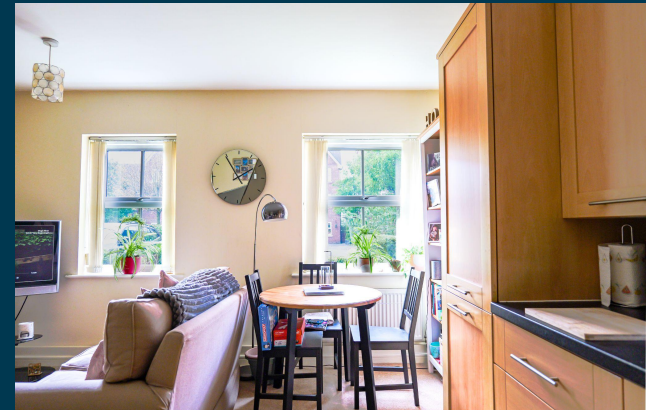


# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00



# Projected Investment Return



The monthly rent of this property is currently set at £570 per calendar month but the potential market rent is

£ 690

Returns Based on Rental Income	£570	£690
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£101.00	
Ground Rent	£8.33	
Letting Fees	£57.00	£69.00
<b>Total Monthly Costs</b>	<b>£578.21</b>	<b>£590.21</b>
<b>Monthly Net Income</b>	<b>-£8.21</b>	<b>£99.80</b>
<b>Annual Net Income</b>	<b>-£98.46</b>	<b>£1,197.54</b>
<b>Net Return</b>	<b>-0.27%</b>	<b>3.28%</b>

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.





# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£182.46**

Net Return **-0.50%**

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

Annual Net Income Adjusted To **-£607.50**

Net Return **-1.66%**

# 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 £300,000.



£300,000

## 3 bedroom town house for sale

+ Add to report

Holywell Drive, Warrington, WA1

NO LONGER ADVERTISED

Marketed from 22 Feb 2023 to 16 Jun 2023 (113 days) by Ashtons Estate Agency, Warrington



£129,500

## 2 bedroom apartment for sale

+ Add to report

Holywell Drive, Warrington, WA1

CURRENTLY ADVERTISED SOLD STC

Marketed from 9 May 2024 by New Way Homes, Penketh

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £799 based on the analysis carried out by our letting team at **Let Property Management**.



£799 pcm

1 bedroom flat

+ Add to report

Holywell Drive, Warrington, WA1

NO LONGER ADVERTISED

Marketed from 12 Jul 2024 to 23 Jul 2024 (10 days) by Belvoir, Warrington



£795 pcm

1 bedroom flat

+ Add to report

Holywell Drive, Warrington, WA1

NO LONGER ADVERTISED

Marketed from 10 Jan 2024 to 22 Jan 2024 (11 days) by OpenRent, London



# 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: **5 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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