

LET PROPERTY PACK

INVESTMENT INFORMATION

Alpine Street,
Newton-le-Willows, WA12

205299546

 www.letproperty.co.uk





Property Description

Our latest listing is in Alpine Street, Newton-le-Willows, WA12

Get instant cash flow of **£600** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **8.7%** 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...



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Property Key Features

3 Bedrooms

1 Bathroom

Foyer

Front and Rear Garden Space

Factor Fees: £0.00

Ground Rent: £1.18

Lease Length: 900 years

Current Rent: £600

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000

25% Deposit	£27,500.00
SDLT Charge	3300
Legal Fees	£1,000.00
Total Investment	£31,800.00

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 £600 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£600	£800
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.18	
Letting Fees	£60.00	£80.00
Total Monthly Costs	£419.93	£439.93
Monthly Net Income	£180	£360
Annual Net Income	£2,161	£4,321
Net Return	6.80%	13.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,721**
Adjusted To

Net Return **8.56%**

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

Annual Net Income **£2,685**
Adjusted To

Net Return **8.44%**

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 £155,000.



£155,000

3 bedroom end of terrace house for sale

+ Add to report

Dene Avenue, Newton-Le-Willows, Merseyside, WA12

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jan 2022 to 4 May 2022 (118 days) by THINK Estate Agents, Newton-le-Willows



£105,000

2 bedroom terraced house for sale

+ Add to report

Alpine Street, Newton-le-Willows

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2021 to 14 Oct 2022 (370 days) by Jump-Pad, Newton Le Willows

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 terraced house

+ Add to report

Neville Street, Newton-Le-Willows, Merseyside, WA12

CURRENTLY ADVERTISED

LET AGREED

Marketed from 2 Oct 2024 by THINK Estate Agents, Newton-le-Willows



£575 pcm

3 bedroom apartment

+ Add to report

Newton Le Willows, Merseyside, WA12






NO LONGER ADVERTISED

Marketed from 31 Aug 2021 to 6 Sep 2021 (6 days) by Leaders Lettings, Warrington

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: **Within 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.



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