

LET PROPERTY PACK

INVESTMENT INFORMATION

Devonshire Road,
Birkenhead, CH43 4UP

210086443

 www.letproperty.co.uk





Property Description

Our latest listing is in Devonshire Road, Birkenhead, CH43 4UP

Get instant cash flow of **£3,500** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£3,959** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Birkenhead, it will make for a reliable long term investment for an investor.

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



Devonshire Road,
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Property Key Features

7 Bedroom

7 Bathroom

Spacious Room

Multi-Unit Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £3,500

Market Rent: £3,959

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £690,000.00 and borrowing of £517,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 690,000.00

25% Deposit	£172,500.00
SDLT Charge	£42,700
Legal Fees	£1,000.00
Total Investment	£216,200.00

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 £3,500 per calendar month but the potential market rent is

£ 3,959



Returns Based on Rental Income	£3,500	£3,959
Mortgage Payments on £517,500.00 @ 5%	£2,156.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£350.00	£395.90
Total Monthly Costs	£2,521.25	£2,567.15
Monthly Net Income	£978.75	£1,391.85
Annual Net Income	£11,745.00	£16,702.20
Net Return	5.43%	7.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,784.20**
Adjusted To

Net Return **4.06%**

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


Annual Net Income **£6,352.20**
Adjusted To

Net Return **2.94%**

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 £630,000.




Property for sale [+ Add to report](#)

Produce Exchange, 8 Victoria Street, Liverpool, Merseyside, L2


CURRENTLY ADVERTISED


Marketed from 17 Jul 2024 by X1 Sales & Lettings, Salford

LIVERPOOL CITY CENTRE STUDIO FOR SALE

 EPC: [View](#)

(Approx.) Sqft: **280 sq ft** Price (£) per sqft: **£321.59**

 [View floor plan](#)



Property for sale [+ Add to report](#)

Produce Exchange, 8 Victoria Street, Liverpool, Merseyside, L2

CURRENTLY ADVERTISED

Marketed from 17 Jul 2024 by X1 Sales & Lettings, Salford

STUDIO APARTMENT FOR SALE - LIVERPOOL CITY CENTRE

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,200 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

Studio flat

+ Add to report

Low Hill, Liverpool, Merseyside, L6

CURRENTLY ADVERTISED

Marketed from 13 Nov 2024 by Legacie Management & Lettings, Liverpool

NO BILLS INCLUDED IN THE RENT | AVERAGE BILLS £140 PER MONTH COUNCIL TAX BAND A | 24HR CONCIER...

📍 EPC:

[View](#)

(Approx.) Sqft: **344 sq ft** Price (£) per sqft: **£1.74**



£600 pcm

Studio flat

+ Add to report

Low Hill, Liverpool, Merseyside, L6

CURRENTLY ADVERTISED

Marketed from 6 Nov 2024 by Legacie Management & Lettings, Liverpool

NO BILLS INCLUDED IN THE RENT | AVERAGE BILLS £140 PER MONTH COUNCIL TAX BAND A | 24HR CONCIER...

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.



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