

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cook Road Wirral,  
CH46 2QL

208593831

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





## Property Description

Our latest listing is in Cook Road Wirral, CH46 2QL

Get instant cash flow of **£600** per calendar month with a **5.2%** Gross Yield for investors.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Well Maintained Property**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

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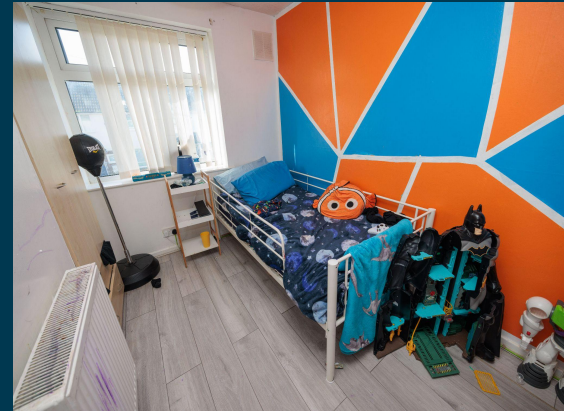
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £138,000 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

# 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.



<b>Returns Based on Rental Income</b>	<b>£600</b>
Mortgage Payments on £103,500.00 @ 5%	<b>£431.25</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£60.00</b>
<b>Total Monthly Costs</b>	<b>£506.25</b>
<b>Monthly Net Income</b>	<b>£93.75</b>
<b>Annual Net Income</b>	<b>£1,125.00</b>
<b>Net Return</b>	<b>2.84%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,350.60**  
Adjusted To

Net Return                      **3.41%**

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

Annual Net Income      **£804.60**  
Adjusted To

Net Return                      **2.03%**

# 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 £130,000.



£130,000

## 3 bedroom terraced house for sale

+ Add to report

Hudson Road, Leasowe, Wirral

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Jul 2023 to 6 Jul 2024 (359 days) by Karl Tatler Estate Agents, Moreton



£125,000

## 3 bedroom end of terrace house for sale

+ Add to report

Cameron Road, Leasowe, Wirral, CH46

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jul 2023 to 6 Feb 2024 (202 days) by Bradshaw Farnham & Lea, Moreton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

3 bedroom town house

+ Add to report

Twickenham Drive, Leasowe

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2024 to 16 Sep 2024 (25 days) by Martin & Co, Wirral Moreton



£895 pcm

3 bedroom end of terrace house

+ Add to report

Cameron Road, Leasowe

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jun 2024 to 25 Jun 2024 (18 days) by ABC Property Shop, Ellesmere Port


# 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.



**LETPROPERTY**