

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bevan View, Warrington,  
WA5 0LQ

212029621

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





## Property Description

Our latest listing is in Bevan View, Warrington, WA5 0LQ

Get instant cash flow of **£750** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£846** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

**The property has long term tenants currently situated, and located within a prime rental location in Warrington. For investors looking for a reliable rental income, this is a great addition to their portfolio.**

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



LET PROPERTY



Bevan View, Warrington,  
WA5 0LQ

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## Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Easy access to local amenities

Factor Fees: £150 pm

Ground Rent: TBC

Lease Length: 131 years

Current Rent: £750

Market Rent: £846

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



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# Initial Outlay



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Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£2,940
Legal Fees	£1,000.00
Total Investment	£28,440.00

# Projected Investment Return



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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 £750 per calendar month but the potential market rent is

£ 846

Returns Based on Rental Income	£750	£846
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	TBC	
Letting Fees	£75.00	£84.60
Total Monthly Costs	£546.25	£555.85
Monthly Net Income	£203.75	£290.15
Annual Net Income	£2,445.00	£3,481.80
Net Return	8.60%	12.24%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£1,789.80</b>
Adjusted To	
Net Return	<b>6.29%</b>

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

Annual Net Income	<b>£2,011.80</b>
Adjusted To	
Net Return	<b>7.07%</b>

# 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 £100,000.



£100,000

## 2 bedroom flat for sale

+ Add to report

Redfearn Walk, Marsh House Lane, Warrington, WA2

NO LONGER ADVERTISED SOLD STC

Marketed from 25 Apr 2024 to 15 Nov 2024 (203 days) by Bridgfords, Stockton Heath

Two Bedroom Apartment | Ground Floor | Well Presented | Allocated Parking | Convenient Location



£99,950

## 2 bedroom flat for sale

+ Add to report

Greenings Court, Warrington

NO LONGER ADVERTISED SOLD STC

Marketed from 2 Jan 2024 to 16 Apr 2024 (105 days) by Declan James Ltd, Lymm

A lovely top floor apartment situated close to Warrington Town Centre. Hallway with utility cupbo...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom flat

+ Add to report

Bryers Court, Central Way, Warrington

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Jan 2024 to 24 Feb 2024 (25 days) by Edwards Grounds, Woolston

EDWARDS GROUNDS are delighted to be able to offer to the market this most impressive upper floor ...



£850 pcm

2 bedroom flat

+ Add to report

Greenings Court, Warrington, WA2

CURRENTLY ADVERTISED

Marketed from 20 Nov 2024 by Ashtons Estate Agency, Warrington

Two Double Bedrooms | Parking | Modern Interior | Furnished Property | Available Mid December

# 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: **2 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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