

LET PROPERTY PACK

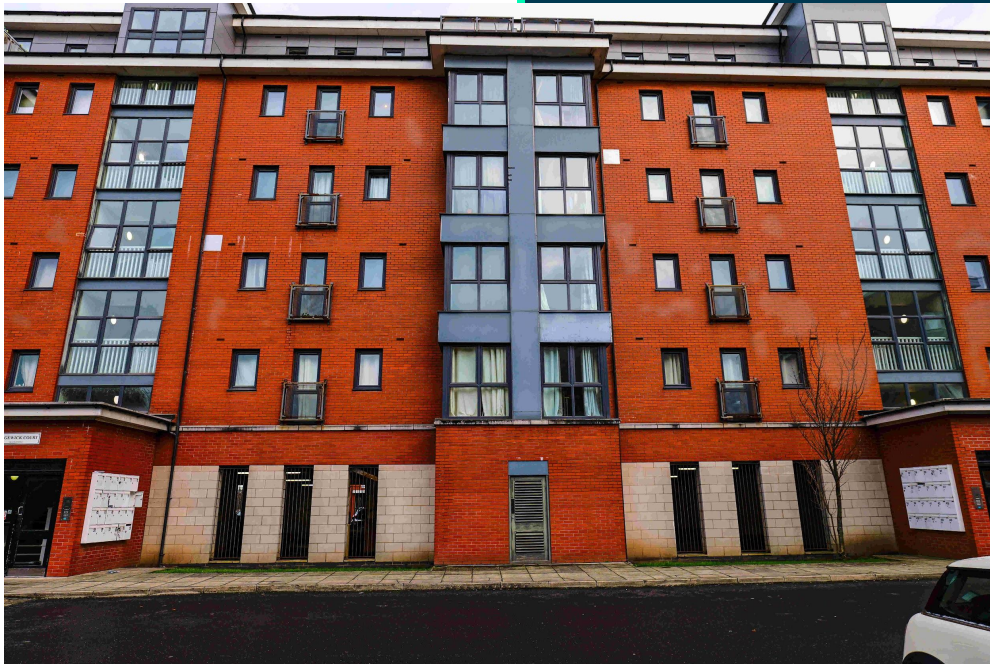
INVESTMENT INFORMATION

Central Way, Warrington,
WA2

212619613

 www.letproperty.co.uk





Property Description

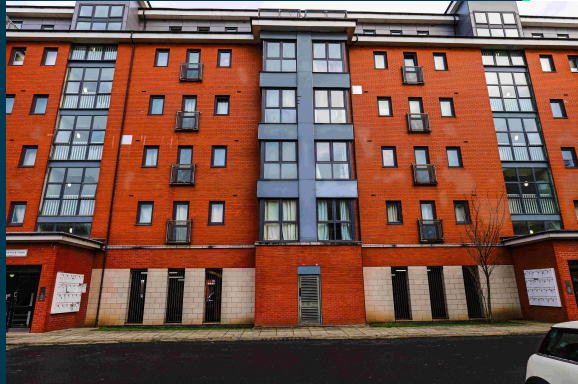
Our latest listing is in Central Way, Warrington, WA2

Get instant cash flow of **£800** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.3%** 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 make for a rewarding addition to an investors portfolio.

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



Central Way, Warrington,
WA2

212619613



Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £1669.52 per annum

Ground Rent: TBC

Lease Length: freehold

Current Rent: £800

Market Rent: £850

Lounge



Kitchen



Bedrooms

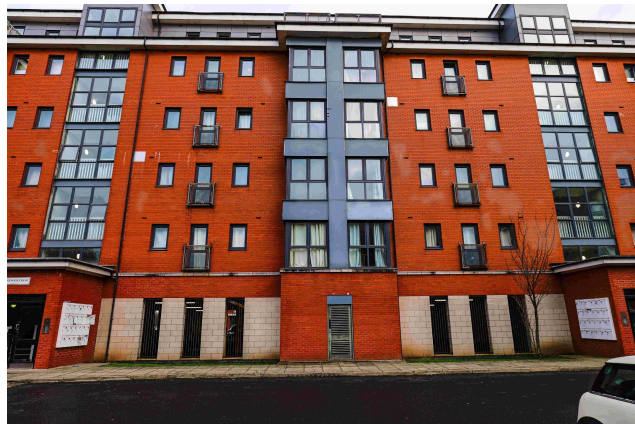


Bathroom



Exterior





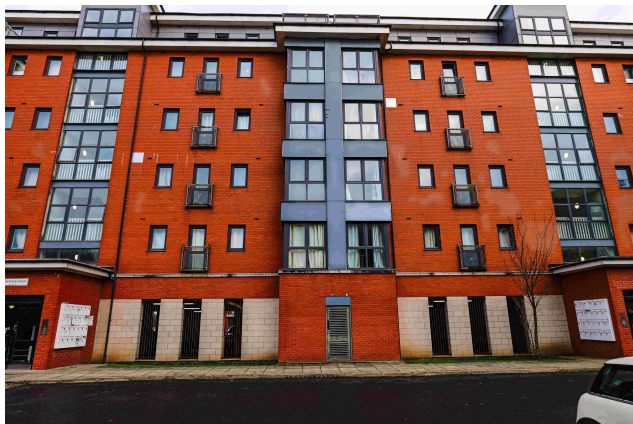
Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£3,300
Legal Fees	£1,000.00
Total Investment	£31,800.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

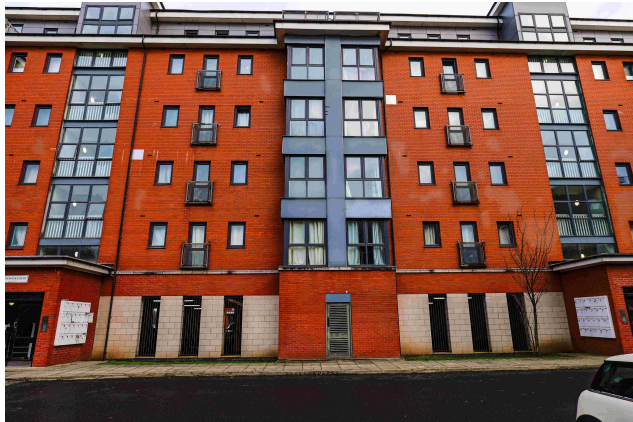
£ 850

Returns Based on Rental Income	£800	£850
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£139.13	
Ground Rent	TBC	
Letting Fees	£80.00	£85.00
Total Monthly Costs	£577.88	£582.88
Monthly Net Income	£222.12	£267.12
Annual Net Income	£2,665.44	£3,205.44
Net Return	8.38%	10.08%

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 **£1,505.44**
Adjusted To

Net Return **4.73%**

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



Annual Net Income **£1,555.44**
Adjusted To

Net Return **4.89%**

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 £105,000.

 <p>£105,000</p>	<h3>1 bedroom apartment for sale</h3> <p>Lymm</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 26 Sep 2023 to 9 Oct 2023 (12 days) by Bridgewater Estates & Lettings, Lymm</p> <p>Corner Penthouse position Balcony Lift access No chain 5th floor Allocated parking space</p> <p>+ Add to report</p>
 <p>£90,000</p>	<h3>1 bedroom apartment for sale</h3> <p>Sedgewick Court, Central Way, Warrington, WA2</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 25 Feb 2023 to 6 Oct 2023 (223 days) by Ashtons Estate Agency, Warrington</p> <p>Ideally located close to Warrington Town Centre Third floor apartment Lift access to all floo...</p> <p>+ Add to report</p>

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 apartment

+ Add to report

Sedgewick Court, Central Way, WA2

NO LONGER ADVERTISED LET AGREED

Marketed from 31 May 2024 to 31 May 2024 by Leaders Lettings, Warrington



£850 pcm

2 bedroom apartment

+ Add to report

Sedgewick Court, Grand Central, WA2

CURRENTLY ADVERTISED

Marketed from 26 Nov 2024 by Entwistle Green, 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**

 Current term of tenancy: **2 years+**

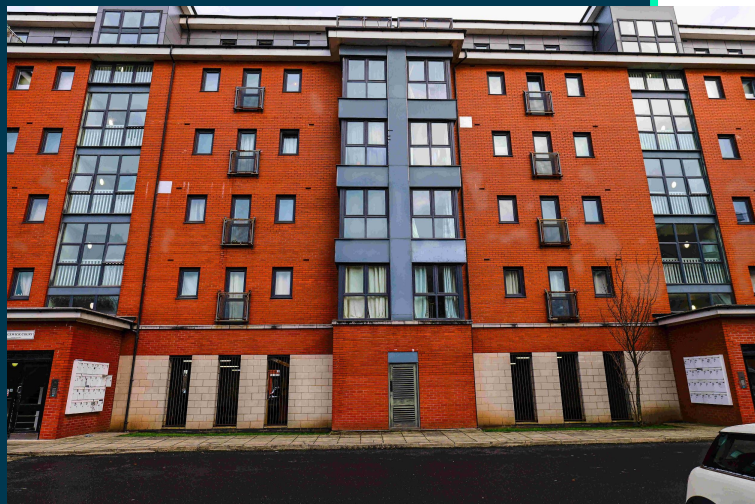
 Standard Tenancy Agreement In Place: **Yes**

 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.

