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LET PROPERTY PACK

INVESTMENT INFORMATION

Monks Place, Warrington, WA2

212459064

🌐 www.letproperty.co.uk 🤇





Property Description

Our latest listing is in Monks Place, Warrington, WA2.

Get instant cash flow of £770 per calendar month with a 7.0% Gross Yield for investors.

This property has a potential to rent for **£816** which would provide the investor a Gross Yield of **7.4%** 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...

LETPR®PERTY





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Property Key Features

2 bedrooms 2 bathrooms

Spacious Kitchen

Well Maintained Property

Factor Fees: £102.00 per month Ground Rent: £1,440.00 per annum Lease Length: 100 years Current Rent: £770 Market Rent: £816







Kitchen





Bedrooms





Bathroom





Exterior



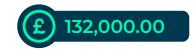






Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£33,000.00
SDLT Charge	£3,960
Legal Fees	£1,000.00
Total Investment	£37,960.00

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 £770 per calendar month but the potential market rent is



Returns Based on Rental Income	£770	£816		
Mortgage Payments on £99,000.00 @ 5%	£412.50			
Est. Building Cover (Insurance)	£15.00			
Approx. Factor Fees	£102.00			
Ground Rent	£120.00			
Letting Fees	£77.00	£81.60		
Total Monthly Costs	£726.50	£731.10		
Monthly Net Income	£43.50	£84.90		
Annual Net Income	£522.00	<mark>£1,018.80</mark>		
Net Return	<mark>1.38%</mark>	<mark>2.68%</mark>		



Return Stress Test Analysis Report





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

Annual Net Income -£613.20 Adjusted To

Net Return -1.62%

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

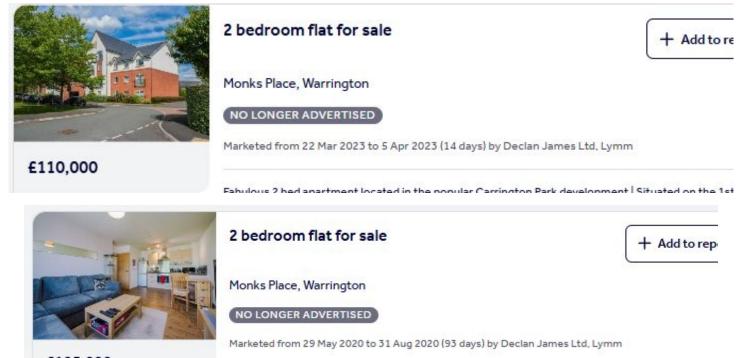
Annual Net Income **£478.80** Adjusted To

Net Return

1.26%

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 £110,000.



£105,000

Stylish well presented anartment | Views over Green/park | Spacious living/dining/kitchen | Maste

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.

LEADERS	2 bedroom property	+ Add to report
	Monks Place, Warrington, WA2	
	NO LONGER ADVERTISED LET AGREED	
6750	Marketed from 5 Aug 2024 to 3 Sep 2024 (29 days) by Leaders Lettings, Warrington	
£750 pcm	NO DEPOSIT OPTION	



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

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.



Current term of tenancy: 3 years+

Payment history: On time for length of tenancy





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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.

