

LET PROPERTY PACK

INVESTMENT INFORMATION

Hardshaw Street, St
Helens, WA10

213445842

 www.letproperty.co.uk





Property Description

Our latest listing is in Hardshaw Street, St Helens, WA10

Get instant cash flow of **£8,334** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£8,500** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

11 Bedroom HMO

1 Commercial Unit

Treatment Rooms

Ensuite Bathrooms

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 990 years

Current Rent: £8,334

Market Rent: £8,500

Primary Business Area



Kitchen



Bedrooms



Bathrooms



Exterior



Initial Outlay



Figures based on assumed purchase price of £1,265,000.00 and borrowing of £948,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,265,000

25% Deposit	£316,250.00
SDLT Charge	105700
Legal Fees	£1,000.00
Total Investment	£422,950.00

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 £8,334 per calendar month but the potential market rent is

£ 8,500

Returns Based on Rental Income	£8,334	£8,500
Mortgage Payments on £948,750.00 @ 5%	£3,953.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£833.37	£850.00
Total Monthly Costs	£4,801.49	£4,818.13
Monthly Net Income	£3,532	£3,682
Annual Net Income	£42,386	£44,183
Net Return	10.02%	10.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£27,183**
Adjusted To

Net Return **6.43%**

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

Annual Net Income **£25,208**
Adjusted To

Net Return **5.96%**

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 £1,595,000.



£1,595,000

21 bedroom block of apartments for sale

+ Add to report

St. Paul Street, St. Helens, Merseyside, WA10

NO LONGER ADVERTISED

Marketed from 26 Aug 2021 to 18 Jan 2022 (144 days) by Vesta, London



£850,000

12 bedroom block of apartments for sale

+ Add to report

Napier Street, St Helens, WA10

NO LONGER ADVERTISED

Marketed from 26 Feb 2020 to 18 Mar 2020 (21 days) by The Property Advantage, Shrewsbury

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £8,333 based on the analysis carried out by our letting team at **Let Property Management**.



£8,333 pcm

29 bedroom terraced house

Boaler Street, Liverpool, L6

NO LONGER ADVERTISED

Marketed from 14 May 2024 to 16 Aug 2024 (93 days) by OpenRent, London

+ Add to report



£7,950 pcm

11 bedroom semi-detached house

Newsham Drive, Liverpool, L6

NO LONGER ADVERTISED






Marketed from 4 Jan 2024 to 27 Feb 2024 (53 days) by OpenRent, London

+ Add to report

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: **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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