

LET PROPERTY PACK

INVESTMENT INFORMATION

Ward Street, St. Helens,
WA10 2RX

210736901

 www.letproperty.co.uk





Property Description

Our latest listing is in Ward Street, St. Helens, WA10 2RX

Get instant cash flow of **£900** per calendar month with a **7.8%** 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...



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Property Key Features

2 bedrooms

1 bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 150

Current Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 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



The monthly rent of this property is currently set at £900 per calendar month



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.



Returns Based on Rental Income	£900
Mortgage Payments on £103,500.00 @ 5%	£431.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£90.00
Total Monthly Costs	£536.25
Monthly Net Income	£363.75
Annual Net Income	£4,365.00
Net Return	11.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,565.00**
Adjusted To

Net Return **6.47%**

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

Annual Net Income **£2,295.00**
Adjusted To

Net Return **5.79%**

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 £142,000.



£142,000

2 bedroom terraced house for sale

+ Add to report

GREENFIELD ROAD, DENTONS GREEN, ST. HELENS, MERSEYSIDE, WA10

NO LONGER ADVERTISED

Marketed from 25 Apr 2024 to 6 Dec 2024 (224 days) by EweMove, Covering North West England

South West facing garden | Large open plan living room & dining room | Close to local amenities |...



£140,000

2 bedroom terraced house for sale

+ Add to report

Stanhope Street, St. Helens, WA10

CURRENTLY ADVERTISED SOLD STC


Marketed from 1 May 2024 by Ashtons Estate Agency, St Helens

Allocated Parking | Within Walking Distance To Town Centre | Modern | Well Presented | Paved East...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house [+ Add to report](#)


Chadwick Road, St. Helens, Merseyside, WA11

NO LONGER ADVERTISED **LET AGREED**

Marketed from 23 Aug 2024 to 30 Sep 2024 (37 days) by Reeds Rains, St Helens

Recently renovated | Open-plan design | Large reception room | Natural light throughout | Contemp...

£950 pcm



2 bedroom terraced house [+ Add to report](#)

Edward Street, Treetops, St. Helens, Merseyside, WA9

NO LONGER ADVERTISED

Marketed from 7 Nov 2024 to 15 Nov 2024 (7 days) by Wise Living, Wise Living






2 Bedroom Family Home | No Deposit Option Available | Terrace Plot | Secure Long Term Tenancy Ava...

£945 pcm

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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