

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Charles Street, St. Helens,  
WA10

216302690

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





## Property Description

Our latest listing is in Charles Street, St. Helens, WA10

Get instant cash flow of **£550** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£760** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



LET PROPERTY



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Good Condition**

**Spacious Room**

**Factor Fees: £0**

**Ground Rent: £1.00 pm**

**Lease Length: 990 years**

**Current Rent: £550**

**Market Rent: £760**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£6,390
Legal Fees	£1,000.00
Total Investment	£39,140.00

# 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 £550 per calendar month but the potential market rent is

£ 760

Returns Based on Rental Income	£550	£760
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.00	
Letting Fees	£55.00	£76.00
Total Monthly Costs	£467.88	£488.88
Monthly Net Income	£82.13	£271.13
Annual Net Income	£985.50	£3,253.50
Net Return	2.52%	8.31%

# Return Stress Test Analysis Report



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

Annual Net Income **£1,733.50**  
Adjusted To

Net Return **4.43%**

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

Annual Net Income **£1,360.50**  
Adjusted To

Net Return **3.48%**

# 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 £149,950.



£149,950

## 2 bedroom terraced house for sale

Hardshaw Street, St Helens Central, St Helens, WA10

NO LONGER ADVERTISED

SOLD STC

+ Add to repo

Marketed from 2 May 2023 to 15 Sep 2023 (136 days) by Belvoir, St Helens



£130,000

## 2 bedroom terraced house for sale

Vincent Street, St. Helens, Merseyside, WA10

NO LONGER ADVERTISED

SOLD STC

+ Add to re

Marketed from 14 Sep 2023 to 24 Jan 2025 (497 days) by Cameron Mackenzie, Rainhill

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



## 2 bedroom house

Hall Street, St Helens

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Marketed from 17 Sep 2024 to 20 Oct 2024 (32 days) by HLGB, Warrington

£850 pcm



## 2 bedroom town house

Hall Street, St Helens

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Marketed from 5 Mar 2025 to 1 Apr 2025 (26 days) by Stapleton Derby, St Helens

£825 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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