

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gladstone Mews,  
Gladstone Street,  
Warrington, WA2

217250931

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





## Property Description

Our latest listing is in Gladstone Mews, Gladstone Street, Warrington, WA2

Get instant cash flow of **£825** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **7.5%** 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

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge and Kitchen**

**Modern and Good Condition**

**Factor Fees: £0.00**

**Ground Rent: £20.00 pm**

**Lease Length: 983 years**

**Current Rent: £825**

**Market Rent: £950**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £152,000.00 and borrowing of £114,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 152,000.00

25% Deposit	£38,000.00
SDLT Charge	£8,140
Legal Fees	£1,000.00
Total Investment	£47,140.00

# 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 £825 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£825	£950
Mortgage Payments on £114,000.00 @ 5%	£475.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£20.00	
Letting Fees	£82.50	£95.00
Total Monthly Costs	£592.50	£605.00
Monthly Net Income	£232.50	£345.00
Annual Net Income	£2,790.00	£4,140.00
Net Return	5.92%	8.78%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,240.00**  
Adjusted To

Net Return                      **4.75%**

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

Annual Net Income      **£2,100.00**  
Adjusted To

Net Return                      **4.45%**

# 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 £145,000.



£145,000

## 3 bedroom semi-detached house for sale

+ Add to report

Eustace Street, Warrington, WA2

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Dec 2020 to 16 Mar 2021 (102 days) by Ashtons Estate Agency, Warrington



£125,000

## 2 bedroom flat for sale

+ Add to report

Gladstone Street, Warrington, WA2

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Sep 2023 to 21 Mar 2024 (198 days) by Strike, Liverpool



# 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**.



£950 pcm

2 bedroom flat

Gladstone Mews, Gladstone Street, Warrington, WA2

NO LONGER ADVERTISED

Marketed from 26 Dec 2024 to 4 Jan 2025 (9 days) by Northwood, Warrington

+ Add to report



£800 pcm

2 bedroom flat

Gladstone Street, Warrington, WA2

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2024 to 21 May 2024 (134 days) by Admove, Altrincham

+ 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**



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



Standard Tenancy Agreement In Place: **YES**



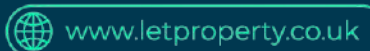
Payment history: **On time for length of tenancy**



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.



**LETPROPERTY**