

LET PROPERTY PACK

INVESTMENT INFORMATION

Greenall Road, Northwich,
Cheshire, CW9 5RL

218201644

 www.letproperty.co.uk





Property Description

Our latest listing is in Greenall Road, Northwich, Cheshire, CW9 5RL

Get instant cash flow of **£850** per calendar month with a **7.29%** Gross Yield for investors.

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...



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Property Key Features

3 Bedrooms

2 Bathrooms

Good Condition

Private Rear Garden

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 900 years

Current Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

Projected Investment Return



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The monthly rent of this property is currently set at £850 per calendar month



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£850
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£85.00
Total Monthly Costs	£603.13
Monthly Net Income	£246.88
Annual Net Income	£2,962.50
Net Return	5.92%

Return Stress Test Analysis Report



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

Annual Net Income	£1,262.50
Adjusted To	
Net Return	2.52%

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

Annual Net Income	£547.50
Adjusted To	
Net Return	1.09%

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 £170,000.



£170,000

3 bedroom terraced house for sale

Fairfield Road, Northwich

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jan 2024 to 23 Sep 2024 (253 days) by Swetenhams, Northwich

+ Add to report

Catchment Area for the County School Leftwich | Three Bedroom Family Home | Large Open Plan lou...



£167,000

3 bedroom terraced house for sale

Greenbank Lane, Northwich, CW8 1JP

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Jul 2024 to 20 Dec 2024 (164 days) by SmoothSale, Leeds

+ Add to report

Three well-sized bedrooms | Spacious living room | Large dining room | Modern kitchen with outdoo...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

3 bedroom terraced house

[+ Add to report](#)

Langford Road, CW9

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Sep 2020 to 17 Dec 2024 (1564 days) by iAgent Homes, Northwich

Three Bedrooms | Fully refurbished to a high standard | Double Glazing | Gas Fired Central Heating



£895 pcm

3 bedroom end of terrace house

[+ Add to report](#)

Siddall Street, Northwich, CW9

NO LONGER ADVERTISED

Marketed from 17 Jan 2025 to 25 Jan 2025 (7 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2355730

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: **Moved in within the last 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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