

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cook Road, Wirral, CH46  
2QL

218747700

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





## Property Description

Our latest listing is in Cook Road, Wirral, CH46 2QL

Get instant cash flow of **£800** per calendar month with a **7.68%** 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**

**Private Driveway Parking**

**Private Rear Garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,580
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£44,580.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month



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



<b>Returns Based on Rental Income</b>	<b>£800</b>
Mortgage Payments on £108,000.00 @ 5%	<b>£450.00</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£80.00</b>
<b>Total Monthly Costs</b>	<b>£545.00</b>
<b>Monthly Net Income</b>	<b>£255.00</b>
<b>Annual Net Income</b>	<b>£3,060.00</b>
<b>Net Return</b>	<b>6.86%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,460.00**  
Adjusted To

Net Return                      **3.28%**

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

Annual Net Income      **£900.00**  
Adjusted To

Net Return                      **2.02%**

# 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 £160,000.



£160,000

## 3 bedroom terraced house for sale

+ Add to report

Shamrock Road, Claughton, Birkenhead

NO LONGER ADVERTISED SOLD STC

Marketed from 26 Dec 2023 to 28 Jun 2024 (185 days) by Jones & Chapman, Prenton

No Onward Chain | Highly Sought After Residential Area | Three Bedrooms | Well Presented | Council...



£159,950

## 3 bedroom terraced house for sale

+ Add to report

Woodsorrel Road, Birkenhead, CH41

CURRENTLY ADVERTISED UNDER OFFER

Marketed from 21 May 2025 by Home Estate Agents, West Kirby

Traditional Mid-Terrace Home in Popular Claughton Village | Three Bedrooms and Two Separate Recep...

# 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**.



£850 pcm

## 3 bedroom end of terrace house

+ Add to report

Mackenzie Road, Leasowe, Wirral

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jul 2024 to 21 Aug 2024 (25 days) by Karl Tatler Estate Agents, Moreton

3 Bedrooms | Full renovation | Large garden | Plenty of storage | Convenient location | Modern th...



£835 pcm

## 3 bedroom terraced house

+ Add to report

Gorse Lane, Wallasey

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Nov 2024 to 2 Jan 2025 (42 days) by Harper & Woods, Wallasey

Three Bedroom Mid Row Home | Fresh Decor and Floorings | Newly Fitted Kitchen | EPC Rating D | Co...

# 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: **Moved in within the last 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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