

LET PROPERTY PACK

INVESTMENT INFORMATION

Beresford Road,
Birkinhead, CH43

218296599

 www.letproperty.co.uk





Property Description

Our latest listing is in Beresford Road, Birkenhead, CH43

Get instant cash flow of **£650** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£712** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

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

1 Bedroom

2 Bathrooms, including an en-suite and WC

Private Driveway Parking

Communal Front and Back Gardens

Factor Fees: TBC

Ground Rent: £40.00 PM

Lease Length: 143 years

Current Rent: £650

Market Rent: £712

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



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



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 712

Returns Based on Rental Income	£650	£712
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£40.00	
Letting Fees	£65.00	£71.20
Total Monthly Costs	£407.50	£413.70
Monthly Net Income	£242.50	£298.30
Annual Net Income	£2,910.00	£3,579.60
Net Return	10.17%	12.52%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,155.60**
Adjusted To

Net Return **7.54%**

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

Annual Net Income **£2,679.60**
Adjusted To

Net Return **9.37%**

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 £140,000.



£140,000

1 bedroom flat for sale

+ Add to report

Shrewsbury Road, Prenton, Wirral

CURRENTLY ADVERTISED

Marketed from 20 Mar 2025 by Karl Tatler Estate Agents, Prenton

Top-floor refurbished apartment | 766 Sq Ft (Approx) | Council Tax Band A | Leasehold | Sold with...



£135,000

1 bedroom flat for sale

+ Add to report

Oxton Court, Rose Mount, Oxton

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 14 May 2025 by Karl Tatler Estate Agents, Prenton

Stunning one bedroom first-floor flat | 460 Sq Ft (Approx) | Council Tax Band A | Leasehold | Ful...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £723 based on the analysis carried out by our letting team at **Let Property Management**.



£723 pcm

1 bedroom flat

+ Add to report

1 The Woodlands, Birkenhead, CH412SH

NO LONGER ADVERTISED

Marketed from 3 Dec 2020 to 19 Aug 2024 (1354 days) by Riverside, HSP LCR

Riverside are pleased to offer for rent a 1 bedroom first floor flat in Birkenhead, suitable for ...



£720 pcm

1 bedroom apartment

+ Add to report

Miller's Quay, Wirral, CH41

NO LONGER ADVERTISED

Marketed from 15 Nov 2024 to 21 Nov 2024 (6 days) by JLL, Millers Quay

Co - working lounge (Coming soon) | Residents Gym (Coming soon) | 24 hour on site team | Allocate...

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: **8 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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