

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashton Drive, Frodsham,  
WA6 7PT

215027995

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





## Property Description

Our latest listing is in Ashton Drive, Frodsham, WA6 7PT

This property has a potential to rent for **£1,251** which would provide the investor a Gross Yield of **10.01%** 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...**



LET PROPERTY



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## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Ideal for First-Time Buyers**

**Private Front and Rear Gardens**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £1,251**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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## ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# Projected Investment Return



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



Returns Based on Rental Income	£1,251
Mortgage Payments on £129,750.00 @ 5%	£540.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£125.10
Total Monthly Costs	£680.73
Monthly Net Income	£570.28
Annual Net Income	£6,843.30
Net Return	12.71%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£4,341.30</b>
Adjusted To	
Net Return	<b>8.06%</b>

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

Annual Net Income	<b>£4,248.30</b>
Adjusted To	
Net Return	<b>7.89%</b>

# 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 £180,000.

A photograph of a three-story terraced house with a red brick facade and a bay window. The property is located on Greenway Road in Runcorn.

£180,000

## 3 bedroom terraced house for sale

Greenway Road, Runcorn

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 May 2025 to 22 Jul 2025 (55 days) by Adams Real Estate, Runcorn

Three Bedrooms | Bay Fronted Terrace | No Onward Chain Delay | Refurbished Throughout | Early Vie...

+ Add to report

A photograph of a three-story terraced house with a light-colored brick or render facade and a blue front door. The property is located on Picton Avenue in Runcorn.

£175,000

## 3 bedroom terraced house for sale

Picton Avenue, Runcorn

NO LONGER ADVERTISED

Marketed from 25 Apr 2025 to 25 Apr 2025 by Bests Estates Agents, Runcorn

PERIOD STYLE HOME | POPULAR AREA | CLOSE TO SCHOOLDING | WELL PRESENTED | UPDATED BATHROOM | PERFE...

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom terraced house

Knutsford Road, Warrington, WA4 2PJ

+ Add to report

CURRENTLY ADVERTISED LET AGREED

Marketed from 7 Apr 2025 by Bridgfords Lettings, Stockton Heath, Warrington

3 bed terraced property | Situated in a popular location of Grappenhall | Bright and spacious liv...



£1,295 pcm

3 bedroom terraced house

+ Add to report

Rose Brae, Mossley Hill, Liverpool L18

CURRENTLY ADVERTISED

Marketed from 1 Aug 2025 by Select Homes, Liverpool

Three bedrooms | Fitted Kitchen | Large Living / Dining | Fitted Bathroom | Front & Rear Garden |...

# 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: N/A** **Current term of tenancy: N/A**

**Standard Tenancy Agreement In Place: N/A** **Payment history: N/A**

**Fully compliant tenancy: N/A**

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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