

LET PROPERTY PACK

INVESTMENT INFORMATION

Wenlock Way, Saltney,
Chester, CH4 8BZ

219617931

 www.letproperty.co.uk





Property Description

Our latest listing is in Wenlock Way, Saltney, Chester, CH4 8BZ

Get instant cash flow of **£775** per calendar month with a **7.44%** Gross Yield for investors.

This property has a potential to rent for **£1,008** which would provide the investor a Gross Yield of **9.68%** 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...



Wenlock Way, Saltney,
Chester, CH4 8BZ

219617931



Property Key Features

2 Bedrooms

1 Bathroom

On-Street Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 957 years

Current Rent: £775

Market Rent: £1,008

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
Total Investment	£44,580.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 1,008



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



Returns Based on Rental Income	£775	£1,008
Mortgage Payments on £108,000.00 @ 5%	£450.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£77.50	£100.80
Total Monthly Costs	£542.50	£565.80
Monthly Net Income	£232.50	£442.20
Annual Net Income	£2,790.00	£5,306.40
Net Return	6.26%	11.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,290.40**
Adjusted To

Net Return **7.38%**

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

Annual Net Income **£3,146.40**
Adjusted To

Net Return **7.06%**

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 £149,000.



£149,000

2 bedroom apartment for sale

+ Add to report

The Quarter, Egerton Street, Chester, Cheshire West And Chester, CH1 3NQ

NO LONGER ADVERTISED

Marketed from 12 Jun 2024 to 13 Jan 2025 (215 days) by yieldit, Manchester

Ground floor apartment | Direct access | Two bedrooms | Open plan living area | Generate immediat...



£145,000

2 bedroom apartment for sale

+ Add to report

Ty Bala, Cwrt Y Terfyn, Saltney, Chester

CURRENTLY ADVERTISED

Marketed from 13 Aug 2025 by Cavendish Estate Agents, Chester

Two beautifully decorated bedrooms | Modern bathroom | Spacious reception room with juliet balcon...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,025 based on the analysis carried out by our letting team at **Let Property Management**.



£1,025 pcm

2 bedroom apartment

+ Add to report

Duchess Place, Chester, Cheshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Sep 2024 to 26 Sep 2024 (19 days) by Urban Sale & Let, Chester

Available now | Recently decorated throughout with new carpets | New kitchen | Two bedrooms (do...



£1,010 pcm

2 bedroom apartment

+ Add to report

Steam Mill Street, Chester, CH3

NO LONGER ADVERTISED

Marketed from 17 Apr 2025 to 19 May 2025 (32 days) by Jordan & Halstead, Chester

- ***AVAILABLE END OF OCTOBER*** | - Apartment | - Excellent Location | - Parking maybe available...

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: **3 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.



 www.letproperty.co.uk

Wenlock Way, Saltney, Chester, CH4 8BZ

219617931

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