

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shaw Lane, Prescot, L35  
5AT

220089523

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





## Property Description

Our latest listing is in Shaw Lane, Prescot, L35 5AT

Get instant cash flow of **£3,500** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£4,200** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

**This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

**Don't miss out on this fantastic investment opportunity...**



LET PROPERTY



Shaw Lane, Prescot, L35  
5AT

220089523



## Property Key Features

**Portfolio of 5 2-bed Flats**

**5 Bathrooms**

**Spacious Lounges**

**Well-Equipped Kitchens**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £3,500**

**Market Rent: £4,200**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £604,000.00 and borrowing of £453,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 604,000.00

25% Deposit	£151,000.00
SDLT Charge	£50,400
Legal Fees	£1,000.00
Total Investment	£202,400.00

# Projected Investment Return



LET PROPERTY



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 £3,500 per calendar month but the potential market rent is

£ 4,200

Returns Based on Rental Income	£3,500	£4,200
Mortgage Payments on £453,000.00 @ 5%	£1,887.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£350.00	£420.00
<b>Total Monthly Costs</b>	<b>£2,252.50</b>	<b>£2,322.50</b>
<b>Monthly Net Income</b>	<b>£1,247.50</b>	<b>£1,877.50</b>
<b>Annual Net Income</b>	<b>£14,970.00</b>	<b>£22,530.00</b>
<b>Net Return</b>	<b>7.40%</b>	<b>11.13%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£14,130.00**  
Adjusted To

Net Return **6.98%**

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

Annual Net Income **£13,470.00**  
Adjusted To

Net Return **6.66%**

# 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: **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.



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

Shaw Lane, Prescot, L35 5AT

220089523



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.



**LET PROPERTY**