



LET PROPERTY

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Highfield Road, Widnes,  
WA8

221330851

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





## Property Description

Our latest listing is in Highfield Road, Widnes, WA8

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

**This property 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



Highfield Road, Widnes,  
WA8

221330851



## Property Key Features

1 Bedroom

1 Bathroom

Spacious Kitchen

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

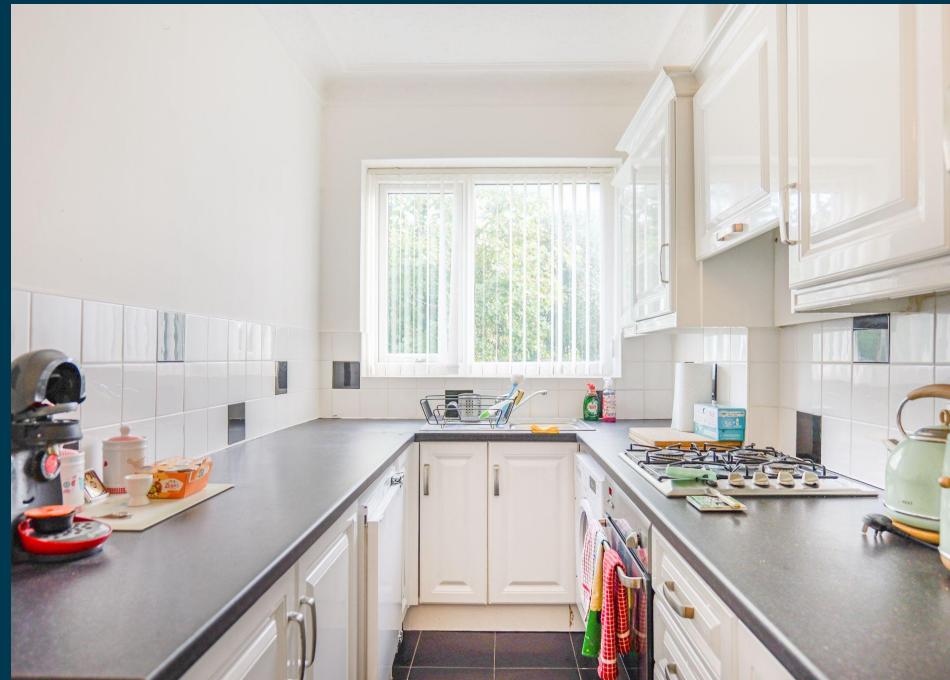
Lease Length: 964 years

Market Rent: £850

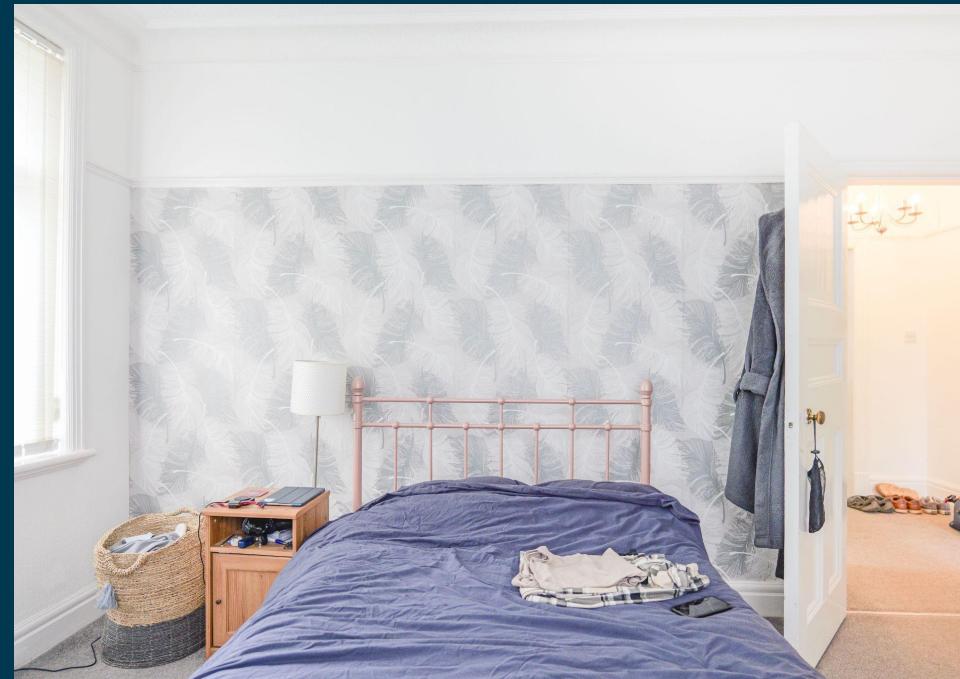
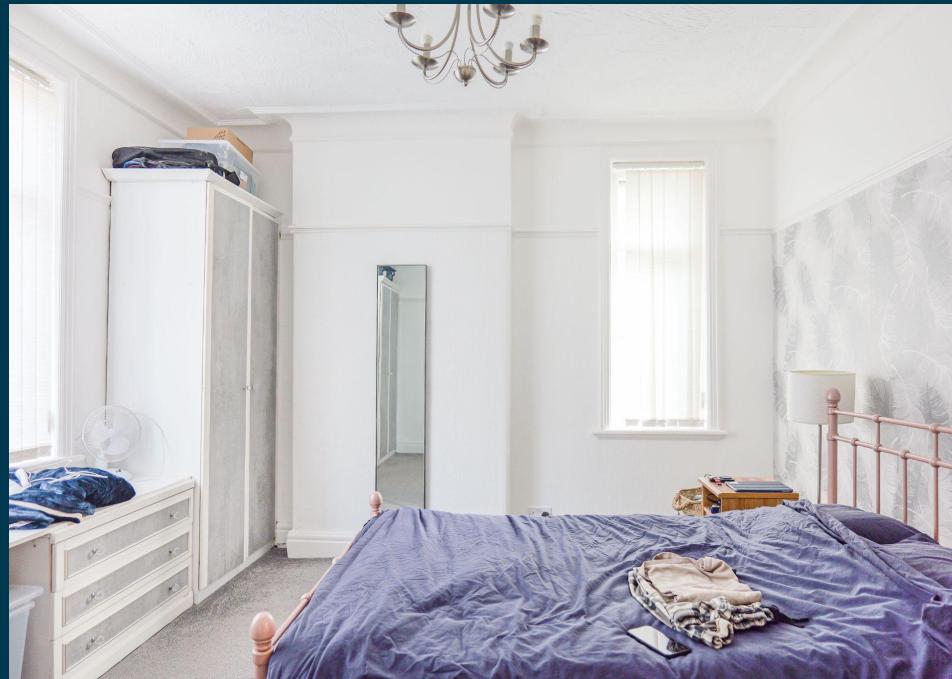
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



## ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# Projected Investment Return



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



Returns Based on Rental Income	£850
Mortgage Payments on £73,500.00 @ 5%	£306.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£85.00
<b>Total Monthly Costs</b>	<b>£406.25</b>
<b>Monthly Net Income</b>	<b>£443.75</b>
<b>Annual Net Income</b>	<b>£5,325.00</b>
<b>Net Return</b>	<b>17.52%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£3,625.00**  
Adjusted To

Net Return **11.92%**

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

Annual Net Income **£3,855.00**  
Adjusted To

Net Return **12.68%**

# Sale Comparables Report



LET PROPERTY

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 £110,000.



£110,000

## 2 bedroom flat for sale

Greenock Mews, Widnes

NO LONGER ADVERTISED

SOLD STC

+ Add to re

Marketed from 28 Oct 2021 to 2 Feb 2022 (97 days) by Academy Estate Agents, Widnes



£110,000

## 2 bedroom apartment for sale

Larne Court, Widnes

NO LONGER ADVERTISED

SOLD STC

+ Add to

Marketed from 12 Jun 2024 to 28 May 2025 (349 days) by Adams Real Estate, Widnes

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

[+ Add to report](#)

Borrowdale Road, Widnes, WA8

CURRENTLY ADVERTISED

Marketed from 23 Sep 2025 by HomeSmart Estates, Runcorn

£1,000 pcm



1 bedroom apartment

[+ Add to report](#)

Hollybank Court, Widnes, WA8 7DP

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jan 2025 to 3 Feb 2025 (26 days) by Entwistle Green, Widnes

£750 pcm



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

Highfield Road, Widnes, WA8

221330851



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**