

# 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...**



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

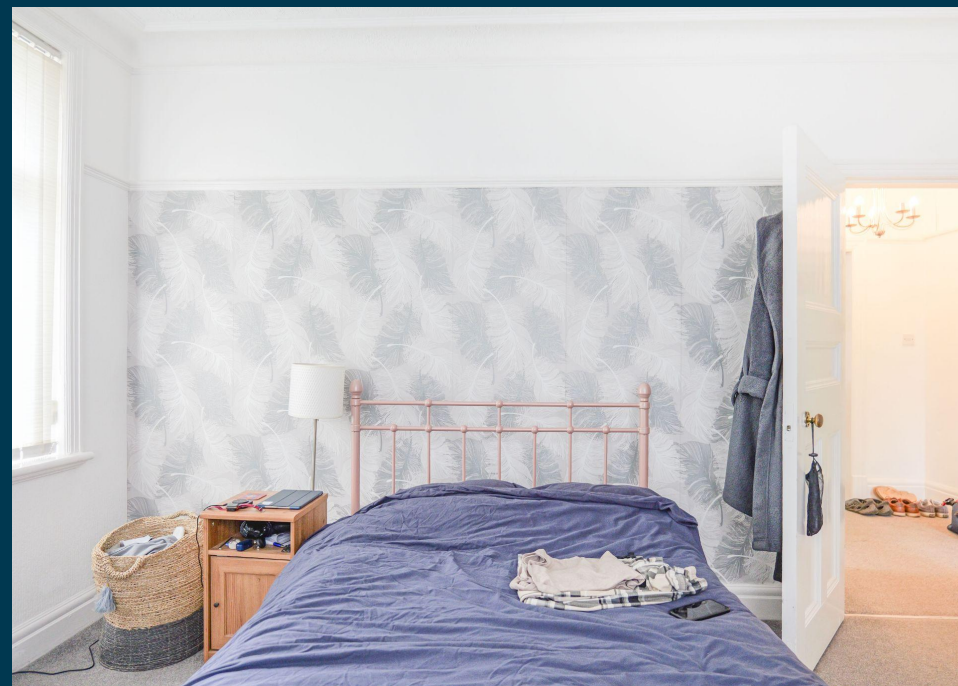
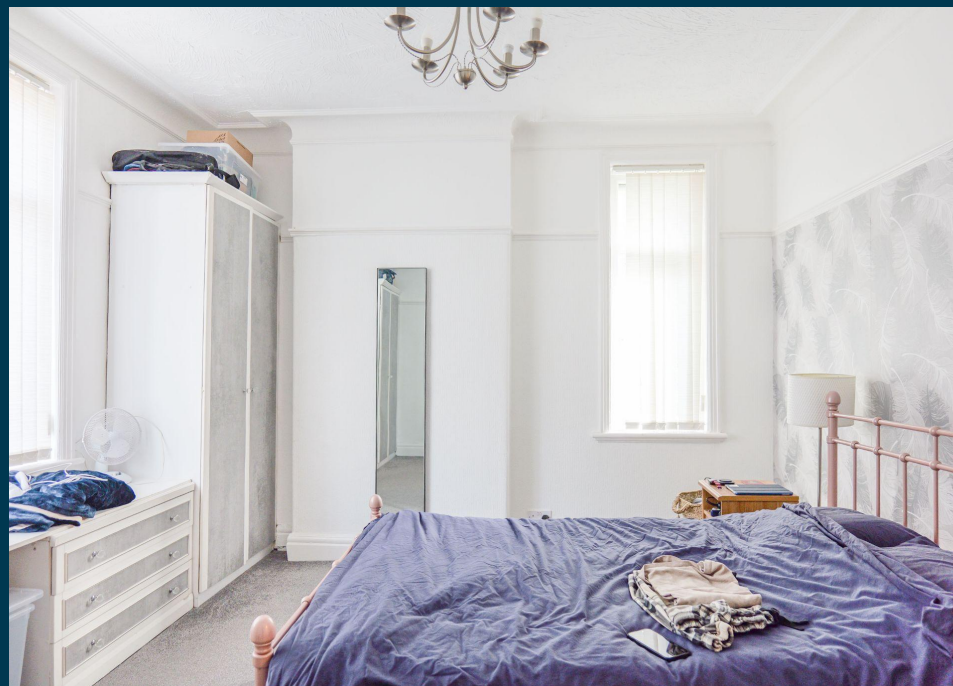


# Kitchen





# Bedrooms



# Bathroom





# Exterior







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.

## 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

# 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
Total Monthly Costs	£406.25
Monthly Net Income	£443.75
Annual Net Income	£5,325.00
Net Return	17.52%

# 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



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

+ Add to rej

Greenock Mews, Widnes

NO LONGER ADVERTISED SOLD STC

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



£110,000

## 2 bedroom apartment for sale

+ Add to

Larne Court, Widnes

NO LONGER ADVERTISED SOLD STC

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**.



£1,000 pcm

## 1 bedroom flat

Borrowdale Road, Widnes, WA8

**CURRENTLY ADVERTISED**

Marketed from 23 Sep 2025 by HomeSmart Estates, Runcorn

+ Add to report



£750 pcm

## 1 bedroom apartment

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

+ Add to report



[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.



**LETPROPERTY**