

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Clifford Road, Wallasey,  
CH44 4DW

221817572

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





## Property Description

Our latest listing is in Clifford Road, Wallasey, CH44 4DW

Get instant cash flow of **£610** per calendar month with a **5.23%** Gross Yield for investors.

This property has a potential to rent for **£881** which would provide the investor a Gross Yield of **7.55%** 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...



Clifford Road, Wallasey,  
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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**On-Street Parking**

**Private Front and Rear Gardens**

**Factor Fees: TBC**

**Ground Rent: Freehold**

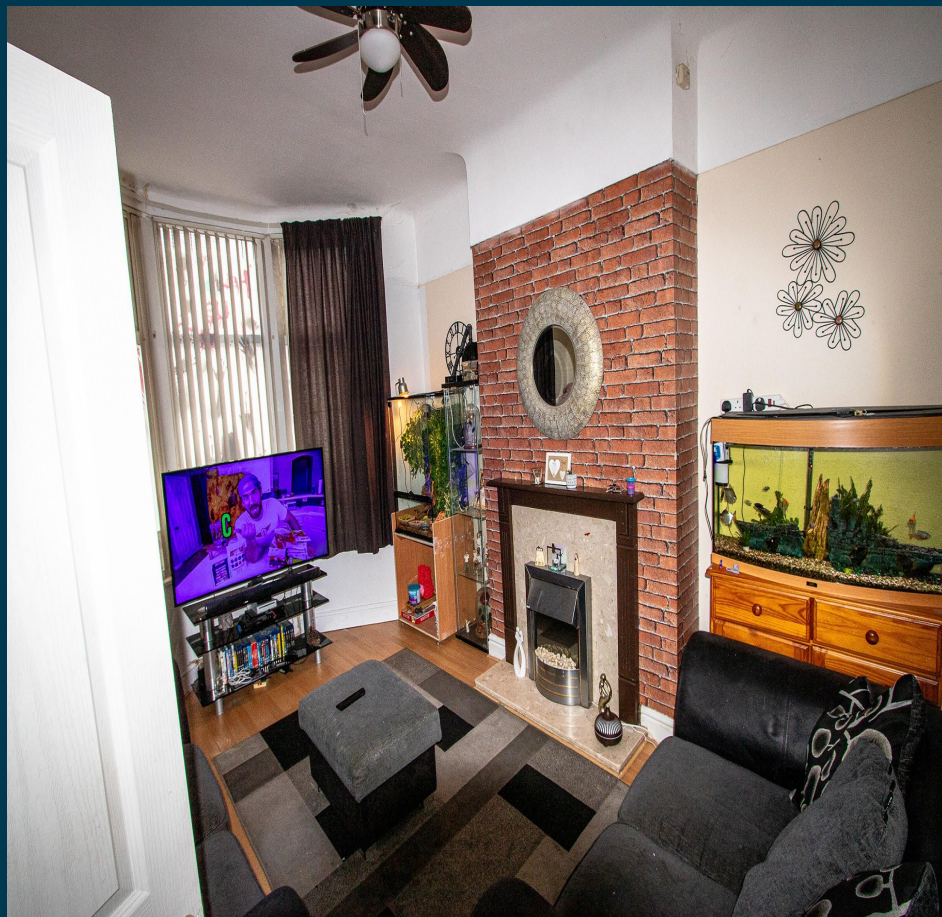
**Lease Length: Freehold**

**Current Rent: £610**

**Market Rent: £881**



# Lounge





# Kitchen





# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 161,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £40,250.00 |
| SDLT Charge      | £8,770     |
| Legal Fees       | £1,000.00  |
| Total Investment | £50,020.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £610 per calendar month but the potential market rent is

£ 881



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



| Returns Based on Rental Income        | £610     | £881      |
|---------------------------------------|----------|-----------|
| Mortgage Payments on £120,750.00 @ 5% | £503.13  |           |
| Est. Building Cover (Insurance)       | £15.00   |           |
| Approx. Factor Fees                   | TBC      |           |
| Ground Rent                           | Freehold |           |
| Letting Fees                          | £61.00   | £88.10    |
| Total Monthly Costs                   | £579.13  | £606.23   |
| Monthly Net Income                    | £30.88   | £274.78   |
| Annual Net Income                     | £370.50  | £3,297.30 |
| Net Return                            | 0.74%    | 6.59%     |



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,535.30**  
Adjusted To

Net Return                      **3.07%**

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

Annual Net Income      **£882.30**  
Adjusted To

Net Return                      **1.76%**

# 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 £168,000.



£168,000

## 3 bedroom terraced house for sale

Daffodil Road, Claughton, Birkenhead

CURRENTLY ADVERTISED

Marketed from 15 Jul 2025 by Jones & Chapman, Prenton

+ Add to report

Three Bedroom Mid Terraced House | Lounge / Diner | Kitchen | Bathroom | Rear Garden | Popular Re...



£165,000

## 3 bedroom terraced house for sale

Wentworth Avenue, Wallasey

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Aug 2025 by Harper & Woods, Wallasey

+ Add to report

Three Bed Mid Row Home | Sold With No Chain | uPVC Double Glazing | Council Tax Band A | EPC Rati...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

## 3 bedroom terraced house

+ Add to report

Mossy Bank Road, Wallasey, Wirral

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Sep 2025 to 9 Oct 2025 (21 days) by Karl Tatler Estate Agents, Wallasey

Available From 17/09/2025 | Council Tax Band | Three Bedrooms | Two Reception Rooms | Modern Kitc...



£895 pcm

## 3 bedroom terraced house

+ Add to report

Primrose Road, Claughton

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Sep 2025 to 16 Sep 2025 (6 days) by Clive Watkin Lettings, Prenton

Unfurnished and well presented | 3 Bedroom mid terraced house | Well presented and particularly s...



# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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.



**LETPROPERTY**