

LET PROPERTY PACK

INVESTMENT INFORMATION

Church Mews, Birkenhead,
CH42

222571273

 www.letproperty.co.uk





Property Description

Our latest listing is in Church Mews, Birkenhead, CH42

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Church Mews,
Birkenhead, CH42

222571273



Property Key Features

2 Bedrooms

2 Bathrooms

Ready for Personalization

Expansive Lounge

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,100

Lounge



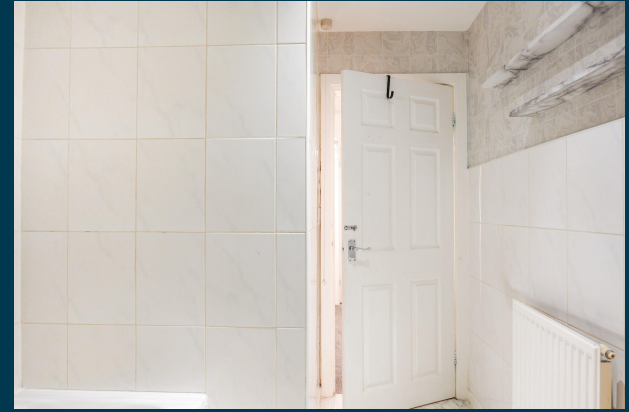
Kitchen



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



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



Returns Based on Rental Income	£1,100
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£110.00
Total Monthly Costs	£628.13
Monthly Net Income	£471.88
Annual Net Income	£5,662.50
Net Return	11.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,462.50**
Adjusted To

Net Return **6.92%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£3,247.50**
Adjusted To

Net Return **6.49%**

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 £160,000.



£160,000

2 bedroom end of terrace house for sale

Canterbury Road, Birkenhead, Merseyside, CH42

CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 May 2025 by Bradshaw Farnham & Lea, Prenton



£159,950

2 bedroom terraced house for sale

Church Mews, Rock Ferry

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jul 2024 to 30 Jan 2025 (194 days) by Brennan Ayre O'Neill, Bromborough



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom terraced house

Beresford Road, Liverpool, L8

CURRENTLY ADVERTISED

Marketed from 10 Nov 2025 by Hello Neighbour, London



£1,100 pcm

2 bedroom terraced house

Boundary Road, Port Sunlight

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Apr 2025 to 1 May 2025 (26 days) by Rent Wirral, Bebington





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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.



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