

LET PROPERTY PACK

INVESTMENT INFORMATION

Woolston, Warrington, WA1

223401431

 www.letproperty.co.uk





LET PROPERTY



Property Description

Our latest listing is in Woolston, Warrington, WA1

Get instant cash flow of **£895** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



LET PROPERTY



Woolston, Warrington,
WA1

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge and Kitchen

Good Condition

Factor Fees: £87.00

Ground Rent: Leasehold

Lease Length: 149 years

Current Rent: £895

Market Rent: £950

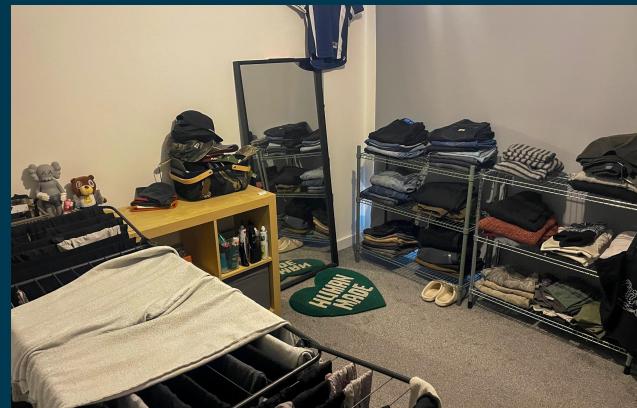
Lounge



Kitchen



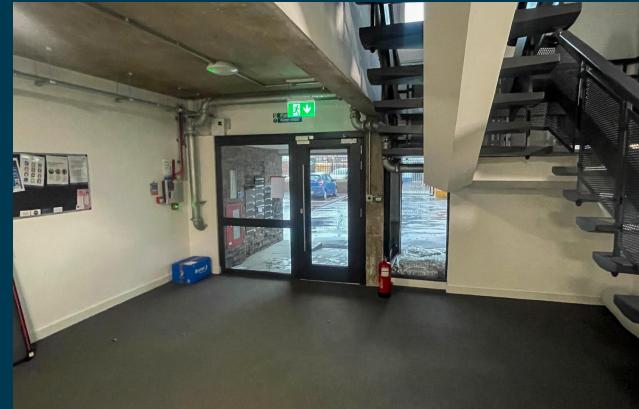
Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 135,000.00

25% Deposit	£33,750.00
SDLT Charge	£6,950
Legal Fees	£1,000.00
Total Investment	£41,700.00

Projected Investment Return



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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 £895 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£895	£950
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£87.00	
Ground Rent		Leasehold
Letting Fees	£89.50	£95.00
Total Monthly Costs	£613.38	£618.88
Monthly Net Income	£281.63	£331.13
Annual Net Income	£3,379.50	£3,973.50
Net Return	8.10%	9.53%

Return Stress Test Analysis Report



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

Annual Net Income	£2,073.50
Adjusted To	
Net Return	4.97%

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

Annual Net Income	£1,948.50
Adjusted To	
Net Return	4.67%

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 £150,000.



£150,000

2 bedroom semi-detached house for sale

Cliftonville Road, Woolston, Warrington

[+ Add to report](#)

NO LONGER ADVERTISED SOLD STC

Marketed from 5 Apr 2025 to 21 Nov 2025 (230 days) by LLOYDS ESTATE AGENTS, Warrington



£140,000

2 bedroom flat for sale

The Works, Bridge Road, Woolston, Warrington, WA1

[+ Add to report](#)

CURRENTLY ADVERTISED

Marketed from 11 Mar 2025 by Belvoir, Warrington

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom semi-detached house

Cliftonville Road, Woolston, Warrington, WA1

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Marketed from 8 May 2025 to 16 Oct 2025 (161 days) by Peter Anthony, Salford



£795 pcm

1 bedroom apartment

Bridge Road, Woolston, WA1

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Marketed from 23 Sep 2025 to 10 Nov 2025 (47 days) by Infinite Property Ltd, Warrington

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**



Current term of tenancy: **1 year**



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.



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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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