

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Woolston, Warrington, WA1

223401431

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





## 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...**



Woolston, Warrington,  
WA1

223401431



## 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

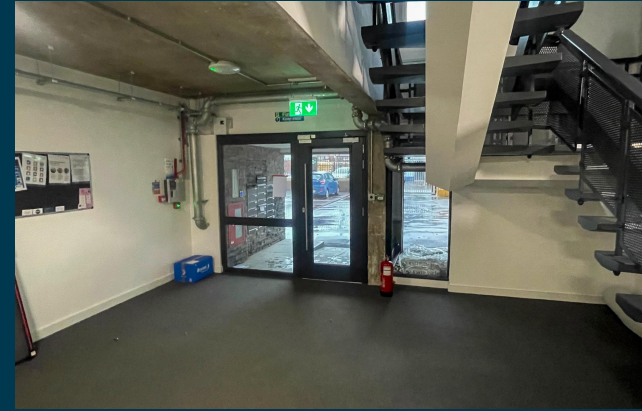




# Bathroom



# Exterior







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



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

+ Add to report

Cliftonville Road, Woolston, Warrington

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

+ Add to report

The Works, Bridge Road, Woolston, Warrington, WA1

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

+ Add to report

Cliftonville Road, Woolston, Warrington, WA1

NO LONGER ADVERTISED

LET AGREED

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



£795 pcm

## 1 bedroom apartment

+ Add to report

Bridge Road, Woolston, WA1

NO LONGER ADVERTISED

LET AGREED

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.





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

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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**