


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shaw Lane, Prescot, L35

224158409

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





## Property Description

Our latest listing is in Shaw Lane, Prescot, L35

Get instant cash flow of **£700** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£779** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



Shaw Lane, Prescot, L35

224158409



## Property Key Features

**2 bedroom**

**2 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £0.83 pm**

**Ground Rent: TBC**

**Lease Length: 980 years**

**Current Rent: £700**

**Market Rent: £779**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

# 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 £700 per calendar month but the potential market rent is

£ 779

Returns Based on Rental Income	£700	£779
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.83	
Ground Rent	TBC	
Letting Fees	£70.00	£77.90
Total Monthly Costs	£460.83	£468.73
Monthly Net Income	£239.17	£310.27
Annual Net Income	£2,870.04	£3,723.24
Net Return	7.76%	10.06%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,165.24**  
Adjusted To

Net Return                      **5.85%**

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

Annual Net Income      **£1,923.24**  
Adjusted To

Net Return                      **5.20%**



# 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 £105,000.



£105,000

## 2 bedroom apartment for sale

+ Add to report

Whitestone Court, Shaw Lane, Whiston, Prescot

NO LONGER ADVERTISED

Marketed from 17 Oct 2023 to 29 Jul 2025 (650 days) by Cameron Mackenzie, Huyton



£105,000

## 2 bedroom flat for sale

+ Add to report

Shaw Lane, Prescot

NO LONGER ADVERTISED

Marketed from 16 May 2024 to 8 Nov 2024 (176 days) by Stapleton Derby, St Helens

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 2 bedroom apartment

Shaw Lane, Prescot, Merseyside, L35

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Oct 2024 to 8 Nov 2024 (32 days) by Reeds Rains, Prescot

+ Add to report



£775 pcm

## 2 bedroom apartment

Shaw Lane, Prescot, L35 5AT

NO LONGER ADVERTISED

Marketed from 5 Dec 2024 to 19 Dec 2024 (13 days) by Adams Estate Agents, Widnes

+ Add to report

# 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: **2 years+**



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.



**LETPROPERTY**