LET PROPERTY PACK

INVESTMENT INFORMATION

Fenwick Lane, Runcorn,
WA7

219849458

www.letproperty.co.uk

Property Description

Our latest listing is in Fenwick Lane, Runcorn, WA7

Get instant cash flow of **£2,600** per calendar month with a **21.2%** Gross Yield for investors.

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...

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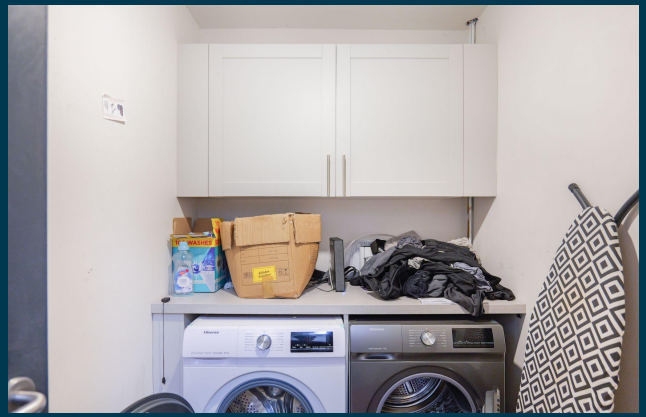
Property Key Features

- 4 bedroom HMO
- 3 bathroom
- Spacious Room
- Good Condition

- Factor Fees: £0
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £2,600

Kitchen



Bedrooms

Bathroom

Exterior

Initial Outlay

Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit	**£36,750.00**
SDLT Charge	**£7,790**
Legal Fees	**£1,000.00**
Total Investment	**£45,540.00**

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 £2,600 per calendar month.

Returns Based on Rental Income	**£2,600**
Mortgage Payments on £110,250.00 @ 5%	**£459.38**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**Freehold**
Letting Fees	**£260.00**
Total Monthly Costs	**£734.38**
Monthly Net Income	**£1,865.63**
Annual Net Income	**£22,387.50**
Net Return	**49.16%**

Return Stress Test Analysis Report

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

Annual Net Income Adjusted To	**£17,187.50**
Net Return	**37.74%**

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

Annual Net Income Adjusted To	**£20,182.50**
Net Return	**44.32%**

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 £120,000.

£120,000

4 bedroom town house for sale

+ Add to re

Whitchurch Way, Runcorn

NO LONGER ADVERTISED SOLD STC

Marketed from 27 Oct 2022 to 12 May 2023 (197 days) by Adams Estate Agents, Runcorn

£100,000

4 bedroom end of terrace house for sale

+ Add to re

Fenwick Lane, Halton Lodge, Runcorn, Cheshire, WA7

NO LONGER ADVERTISED SOLD STC

Marketed from 25 Mar 2025 to 7 May 2025 (42 days) by Entwistle Green, Widnes

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: **3 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.

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