

LET PROPERTY PACK

INVESTMENT INFORMATION

Esher Road, Wirral, CH62

224833276

 www.letproperty.co.uk





Property Description

Our latest listing is in Esher Road, Wirral, CH62

Get instant cash flow of **£625** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£949** which would provide the investor a Gross Yield of **13.4%** 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...



Esher Road, Wirral, CH62

224833276



Property Key Features

3 bedroom

1 bathroom

Back Garden

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £625

Market Rent: £949

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit	£21,250.00
SDLT Charge	£4,250
Legal Fees	£1,000.00
Total Investment	£26,500.00

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 £625 per calendar month but the potential market rent is

£ 949

Returns Based on Rental Income	£625	£949
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£62.50	£94.90
Total Monthly Costs	£343.13	£375.53
Monthly Net Income	£281.88	£573.48
Annual Net Income	£3,382.50	£6,881.70
Net Return	12.76%	25.97%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,983.70**
Adjusted To

Net Return **18.81%**

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

Annual Net Income **£5,606.70**
Adjusted To

Net Return **21.16%**

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 £140,000.



£140,000

3 bedroom terraced house for sale

+ Add to req

Salisbury Drive, Wirral, CH62

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Oct 2024 to 18 Jun 2025 (245 days) by Purplebricks, covering Chester & Wirral



£135,000

3 bedroom terraced house for sale

+ Add to repo

Esher Road, New Ferry, CH62

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Feb 2022 to 2 Sep 2022 (189 days) by Purplebricks, covering Chester & Wirral

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom house

Esher Road, Wirral,

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Oct 2025 to 5 Dec 2025 (50 days) by Peninsular Property, Wirral

+ Add to report



£925 pcm

3 bedroom terraced house

Esher Road, Wirral, CH62

CURRENTLY ADVERTISED

Marketed from 16 Mar 2026 by OpenRent, London

+ 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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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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