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LET PROPERTY PACK

INVESTMENT INFORMATION

Rice Hey Road, Wallasey, CH44 0DY

204548613

(www.letproperty.co.uk





Property Description

Our latest listing is in Rice Hey Road, Wallasey, CH44 0DY

Get instant cash flow of £1,100 per calendar month with a 6.9% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.3% if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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

LETPR®PERTY





Rice Hey Road, Wallasey, CH44 0DY

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5 Bedroom 5 Bathroom Spacious Rooms Ensuite Bathroom

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Property Key Features

Factor Fees: £0.00 Ground Rent: £0.00 Lease Length: Current Rent: £1,100 Market Rent: £1,150







Bedrooms









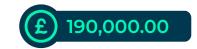






Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£47,500.00
SDLT Charge	£5,700
Legal Fees	£1,000.00
Total Investment	£54,200.00

Projected Investment Return



Our industry leading letting agency Let Property Management has an existing relationship with the tenant in situ and can provide advice on achieving full market rent. The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is



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Returns Based on Rental Income	£1,100	£1,150	
Mortgage Payments on £142,500.00 @ 5%	£593.75		
Est. Building Cover (Insurance)	£15.00		
Approx. Factor Fees	£0.00		
Ground Rent	£0.00		
Letting Fees	£110.00	£115.00	
Total Monthly Costs	£718.75	£723.75	
Monthly Net Income	£381.25	£426.25	
Annual Net Income	£4,575.00	£5,115.00	
Net Return	<mark>8.44</mark> %	<mark>9.44</mark> %	



Return Stress Test Analysis Report





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

Annual Net Income **£2,815.00** Adjusted To

Net Return 5.19%

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

Annual Net Income **£2,265.00** Adjusted To

Net Return

4.18%

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 £148,000.



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bedroom terraced house		+ Add to report		
NO LONGER ADVERTISED	UNDER OFFER			
Virtual viewing available Te Four bedr	rraced house Character f	eatures Convenient location		
SOLD PRICE HISTORY				
15 Oct 2021		£148,000		
19 Mar 2018		£99,000		
19 Oct 2001		£38,000		

Marketed from 9 Jul 2021 to 15 Oct 2021 (98 days) by Karl Tatler Estate Agents, Wallasey



Floorplan

£115,000

FJ





4 bedroom terraced house for sale

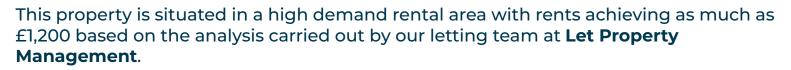
+ Add to report

Rice Hey Road, Wallasey, Merseyside

NO LONGER ADVERTISED UNDER OFFER

Four Bedrooms | Mid Terrace House | Lounge | Dining Room | Gas Central Heating | Upvc Double Glaz...

Rent Comparables Report





£1,200 pcm

5 bedroom house Rice Lane, WALLASEY

NO LONGER ADVERTISED

Five Bedroom | Terraced House | EPC Rating D | High Quality | Recently Refurbished

Marketed from 21 Apr 2023 to 13 Jun 2023 (52 days) by Jones & Chapman - Lettings, Prenton



5 bedroom semi-detached house

Harvey Road, Wallasey, CH45

NO LONGER ADVERTISED

No Agent Fees Property Reference Number: 1146944

Marketed from 15 Oct 2022 to 20 Oct 2022 (5 days) by OpenRent, London



+ Add to report



£1,175 pcm

As this property is currently tenanted, 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

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.



Current term of tenancy: 0-2 years

Payment history: On time for length of tenancy





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Interested in this property investment?

Make an offer or **book a viewing**

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.

