

LET PROPERTY PACK

INVESTMENT INFORMATION

Mason Street Warrington,
WA1

203782851

 www.letproperty.co.uk





Property Description

Our latest listing is in Mason Street Warrington, WA1

Get instant cash flow of **£695** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£739** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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WA1

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Property Key Features

2 bedrooms

1 bathroom

Storage Rooms

Good Condition

Factor Fees: £0.00

Ground Rent: £80.00

Lease Length: 850+ years

Current Rent: £695

Market Rent: £739

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 140,000

25% Deposit	£35,000.00
SDLT Charge	4200
Legal Fees	£1,000.00
Total Investment	£40,200.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 739



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.



Returns Based on Rental Income	£695	£739
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£80.00	
Letting Fees	£69.50	£73.90
Total Monthly Costs	£602.00	£606.40
Monthly Net Income	£93	£133
Annual Net Income	£1,116	£1,591
Net Return	2.78%	3.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£113**
Adjusted To

Net Return **0.28%**

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

Annual Net Income **£451**
Adjusted To

Net Return **1.12%**

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

2 bedroom terraced house for sale

Mason Street, Warrington, Cheshire, WA1 2JJ

+ Add to report

NO LONGER ADVERTISED

Sold via Secure Sale online bidding. Terms & Conditions apply | Two Spacious Double Bedrooms | No...

SOLD PRICE HISTORY



£132,000

2 bedroom terraced house for sale

Mason Street, Warrington

+ Add to report

NO LONGER ADVERTISED

FABULOUS MID TERRACED PROPERTY | TWO DOUBLE BEDROOMS | INVESTMENT OPPORTUNITY - TENANT IN SITU | ...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

Mason Street, Warrington

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Ideal location for Town Centre and commuters | Luxury fitted kitchen with integrated white goods ...

SOLD PRICE HISTORY



£695 pcm

2 bedroom terraced house

Mason Street, Warrington, WA1

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Fully Refurbished | Available Now | New Kitchen & Bathroom | Modern Interior | Two Bedroom

SOLD PRICE HISTORY

Current Tenant Profile



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**

 Current term of tenancy: **3 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?

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.



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