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LET PROPERTY PACK

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INVESTMENT INFORMATION

Pall Mall Liverpool, L3 6EN

208966252

() www.letproperty.co.uk





Property Description

Our latest listing is in Pall Mall Liverpool, L3 6EN

Get instant cash flow of £720 per calendar month with a 4.9% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.8% if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would a great long term investment for an investor.

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

LETPR®PERTY





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Property Key Features

2 bedroom 1 bathroom Modern Kitchen Easy Access to Local Amenities

Factor Fees: £150.00 Ground Rent: £75.00 Lease Length: 120 Current Rent: £720 Market Rent: £1,150







Kitchen





Bedrooms





Bathroom





Exterior



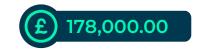






Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

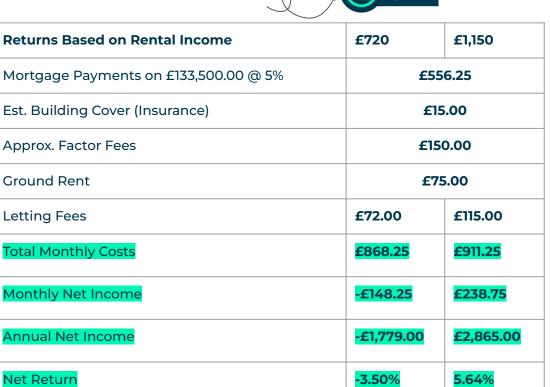


25% Deposit	£44,500.00
SDLT Charge	£5,340
Legal Fees	£1,000.00
Total Investment	£50,840.00

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 £720 per calendar month but the potential market rent is



,150

Return Stress Test Analysis Report





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

Annual Net Income **£565.00** Adjusted To

Net Return

1.11%

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

Annual Net Income **£1,095.00** Adjusted To

Net Return

2.15%

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 £215,000.

	2 bedroom apartment for sale Liverpool NO LONGER ADVERTISED SOLD STC	+ Add to report
£215,000	Immaculately Presented Two Bedroom Penthouse Apartment Fantastic Size Terrace & Seperate Balcon Marketed from 5 Feb 2024 to 15 Feb 2024 (10 days) by City Residential, Liverpool	
	2 bedroom apartment for sale Pall Mall, Liverpool NO LONGER ADVERTISED	+ Add to report
Fourth floor apartment Stunning views Balcony Two double bedrooms NO C Leaseho		/ Two double bedrooms NO CHAIN
£170,000	Marketed from 17 Jun 2022 to 5 Oct 2022 (109 days) by Venmore, Liverpool	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,850 based on the analysis carried out by our letting team at **Let Property Management**.



£1,850 pcm

2 bedroom flat

Flat 332, Pall Mall Press, 34 Pall Mall, Liverpool, Merseyside, L3

NO LONGER ADVERTISED

Flexible tenancy options | 24/7 Concierge team | City centre location | Pet friendly | Onsite ma...

Marketed from 13 Dec 2023 to 4 Jan 2024 (21 days) by ila, Pall Mall Press



£1,650 pcm

2 bedroom flat

Exchange Street East, Liverpool, L2

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 2148698

Marketed from 9 Jul 2024 to 27 Jul 2024 (17 days) by OpenRent, London



+ Add to report

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 Current term of tenancy: Moved in within the last 2 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.

