


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Pall Mall Liverpool, L3 6EN

208966252

 [www.letproperty.co.uk](http://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 be a great long term investment for an investor.**

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



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## Property Key Features

2 bedroom

1 bathroom

Modern Kitchen

Easy Access to Local Amenities

Factor Fees: £150 pm

Ground Rent: £6 pm

Lease Length: 120 years

Current Rent: £720

Market Rent: £1,150

# Lounge





# 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

£ 178,000.00

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

# Projected Investment Return



The monthly rent of this property is currently set at £720 per calendar month but the potential market rent is

£ 1,150



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        | £720     | £1,150    |
|---------------------------------------|----------|-----------|
| Mortgage Payments on £133,500.00 @ 5% | £556.25  |           |
| Est. Building Cover (Insurance)       | £ 15.00  |           |
| Approx. Factor Fees                   | £150.00  |           |
| Ground Rent                           | £6       |           |
| Letting Fees                          | £72.00   | £115.00   |
| Total Monthly Costs                   | £799.25  | £842.25   |
| Monthly Net Income                    | -£79.25  | £307.75   |
| Annual Net Income                     | -£951.00 | £3,693.00 |
| Net Return                            | -1.71%   | 6.66%     |

# Return Stress Test Analysis Report



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

|                   |                |
|-------------------|----------------|
| Annual Net Income | <b>£565.00</b> |
| Adjusted To       |                |
| Net Return        | <b>1.11%</b>   |

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

|                   |                  |
|-------------------|------------------|
| Annual Net Income | <b>£1,095.00</b> |
| Adjusted To       |                  |
| Net Return        | <b>2.15%</b>     |



# 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.



£215,000

## 2 bedroom apartment for sale

Liverpool

+ Add to report

NO LONGER ADVERTISED SOLD STC

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



£170,000

## 2 bedroom apartment for sale

Pall Mall, Liverpool

+ Add to report

NO LONGER ADVERTISED

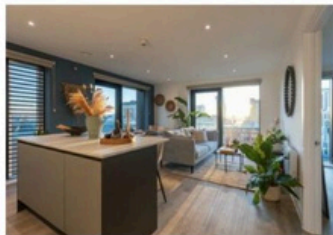
Fourth floor apartment | Stunning views | Balcony | Two double bedrooms | NO CHAIN | Leaseho...

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

+ Add to report

NO LONGER ADVERTISED

Flexible tenancy options | 24/7 Concierge team | City centre location | Pet friendly | On-site 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

+ Add to report

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


# 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**

 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.



**LETPROPERTY**