

LET PROPERTY PACK

INVESTMENT INFORMATION

Upper Parliament Street,
Liverpool, L8

208833621

 www.letproperty.co.uk





Property Description

Our latest listing is in Upper Parliament Street, Liverpool, L8

Get instant cash flow of **£675** per calendar month with a **11.7%** Gross Yield for investors.

This property has a potential to rent for **£700.00** which would provide the investor a Gross Yield of **12.2%** if the rent was increased to market rate.

With a tenant currently situated,. A space that has been kept in good condition and a potential rental income that can ensure 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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Property Key Features

Studio Type

1 Bathroom

Modern Kitchen

Three Piece Bathroom

Factor Fees: £200 PM

Ground Rent: TBC

Lease Length: 949 Years

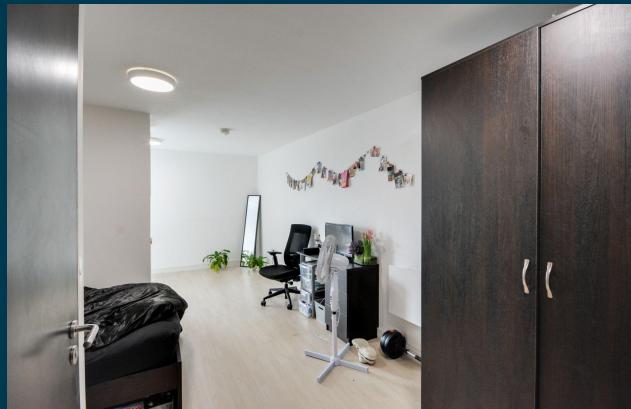
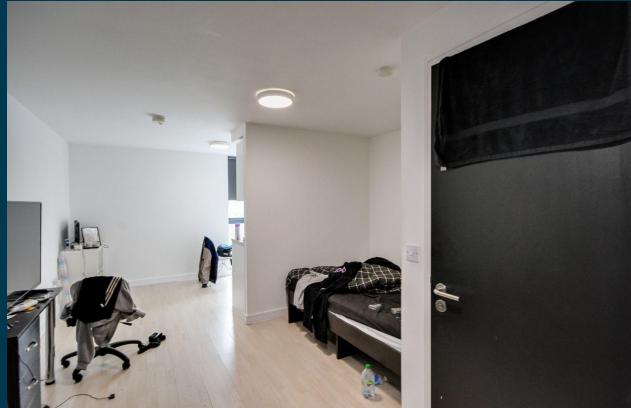
Current Rent: £675

Market Rent: £700

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000.00

| | |
|------------------|------------|
| 25% Deposit | £17,250.00 |
| SDLT Charge | £2,070 |
| Legal Fees | £1,000.00 |
| Total Investment | £20,320.00 |

Projected Investment Return



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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 £675 per calendar month but the potential market rent is

£ 700

| Returns Based on Rental Income | £675 | £700 |
|--------------------------------------|------------|-----------|
| Mortgage Payments on £51,750.00 @ 5% | £215.63 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £200.00 PM | |
| Ground Rent | TBC | |
| Letting Fees | £67.50 | £70.00 |
| Total Monthly Costs | £527.13 | £529.63 |
| Monthly Net Income | £147.88 | £170.38 |
| Annual Net Income | £1,774.50 | £2,044.50 |
| Net Return | 8.73% | 10.06% |

Return Stress Test Analysis Report



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

Annual Net Income **£644.50**
Adjusted To

Net Return **3.17%**

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

Annual Net Income **£1,357.50**
Adjusted To

Net Return **6.68%**

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 £75,000.00.



£75,000

Studio flat for sale
246 Upper Parliament Street, Liverpool, L8

+ Add to report

CURRENTLY ADVERTISED

Excellent investment opportunity | Parking | City centre location | Good natural light | Gym | La...

Marketed from 18 May 2024 by Yopa, North West & Midlands

 Floorplan



£75,000

Studio flat for sale
Queensland Place, 2 Chatham Place, Liverpool, L7

+ Add to report

NO LONGER ADVERTISED

Studio Apartment | Investment Opportunity | Guaranteed Rental Income Until 2022 | Shared Living R...

Marketed from 11 Jun 2018 to 31 Mar 2021 (1024 days) by Sutton Kersh, City Centre

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

Studio flat

Parliament Place, Liverpool, L8

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 2133399

Marketed from 17 Jul 2024 to 22 Jul 2024 (5 days) by OpenRent, London

 Floorplan



£700 pcm

Studio flat

Falkner Street, Liverpool, Merseyside, L8

+ Add to report

NO LONGER ADVERTISED

Available now | Studio apartment | Furnished | Onsite Gym | Close to all local amenities and tran...

Marketed from 27 Feb 2024 to 6 Mar 2024 (8 days) by urbanbubble, Manchester

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.



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