

LET PROPERTY PACK

INVESTMENT INFORMATION

Woolton Road, Allerton,
Liverpool, L19

209159754

 www.letproperty.co.uk





Property Description

Our latest listing is in Woolton Road, Allerton, Liverpool, L19

Get instant cash flow of **£450** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **13.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

Studio

1 Bathroom

Modern Kitchen and Bathroom

Rear Garden Space

Factor Fees: £750

Ground Rent: £0.00

Lease Length: 999 years

Current Rent: £450

Market Rent: £650

Lounge/Bedroom



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 60,000

25% Deposit	£15,000.00
SDLT Charge	1800
Legal Fees	£1,000.00
Total Investment	£17,800.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£450	£650
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£750	
Ground Rent	£0.00	
Letting Fees	£45.00	£65.00
Total Monthly Costs	£247.50	£267.50
Monthly Net Income	£203	£383
Annual Net Income	£2,430	£4,590
Net Return	13.65%	25.79%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£3,290**

Net Return **18.48%**

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

Annual Net Income Adjusted To **£3,690**

Net Return **20.73%**

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 £60,000.



£60,000

Studio flat for sale

Woolton Road, West Allerton, Liverpool, L19

+ Add to report

NO LONGER ADVERTISED

One Bedroom Studio Apartment | Available for Sale with No Onward Chain | Substantial Fitted Kitch...

SOLD PRICE HISTORY



£45,000

Studio flat for sale

Woolton Road Woolton L19

+ Add to report

NO LONGER ADVERTISED

Studio apartment | Great Location | Instant investment | Close to transport links | EPC Rating...

Marketed from 4 Jan 2021 to 1 Jun 2021 (148 days) by Andrew Louis, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

Gladstone Road, L19 1RR

+ Add to report

CURRENTLY ADVERTISED LET AGREED

We are delighted to bring to the market this delightful one bedroom top floor apartment located i...

Marketed from 8 Aug 2024 by Entwistle Green. Allerton



£450 pcm

Studio flat

Woolton Road, Liverpool

+ Add to report

NO LONGER ADVERTISED LET AGREED






Studio Apartment | Ground Floor | Fantastic Transport Links | Immaculate Shower Room | Luxurious ...

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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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