

LET PROPERTY PACK

INVESTMENT INFORMATION

Borden Court, London
Road, Liverpool, L3

209695898

 www.letproperty.co.uk





Property Description

Our latest listing is in Borden Court, London Road, Liverpool, L3

Get instant cash flow of **£350** per calendar month with a **42%** Gross Yield for investors.

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...



Borden Court, London
Road, Liverpool, L3

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Property Key Features

Studio Flat

1 Bathroom

Modern Kitchen and Bathroom

Good Condition

Factor Fees: £1,056

Ground Rent: £200

Lease Length: 200 years

Current Rent: £350

Market Rent: £450

Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 10,000

Stamp Duty ADS @ 6%	£600
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£11,600

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.



Returns Based on Rental Income	£350
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£30.00
Ground Rent	£200.00
Letting Fees	£35.00
Total Monthly Costs	£280.00
Monthly Net Income	£70.00
Annual Net Income	£840.00
Net Return	7.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£140**
Adjusted To

Net Return **1.21%**



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 £14,000.



£14,000

Studio flat for sale

Flat 11, Arndale House, 89a London Road, Liverpool, Merseyside, L3 8JA

+ Add to report

NO LONGER ADVERTISED

TO BE SOLD BY PUBLIC ONLINE AUCTION ON THE 31ST OF JANUARY 2024. | PLEASE BE AWARE THAT THESE DET...

Marketed from 15 Dec 2023 to 31 Jan 2024 (47 days) by Pugh and Company, Manchester



£10,000

Studio flat for sale

Unit 4.3-7 Borden Court, Liverpool, L3

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Tenanted student pod

Marketed from 13 May 2019 to 29 Jul 2019 (77 days) by Auction House, Fulwood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £412 based on the analysis carried out by our letting team at **Let Property Management**.



£412 pcm

Studio flat

Arndale House, 89-103 London Road, Liverpool, L3

+ Add to report

NO LONGER ADVERTISED

Rooms available now in Arndale House! Amazing double en-suite bedrooms, fully furnished in 5-7 be...

Marketed from 18 Sep 2020 to 26 Sep 2020 (7 days) by X1 Sales and Lettings, Liverpool



£325 pcm

Studio flat

Borden Court, 143-163 London Road, Liverpool, L3

+ Add to report

NO LONGER ADVERTISED






All bills included | City centre location | Tenant loyalty card

Marketed from 4 Jan 2022 to 29 Apr 2022 (114 days) by X1 Sales and Lettings, Liverpool

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: **0-2 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.



www.letproperty.co.uk

Borden Court, London Road, Liverpool, L3

PROPERTY ID: 12345678

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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