

LET PROPERTY PACK

INVESTMENT INFORMATION

Drury Lane, Liverpool, L2

209621013

 www.letproperty.co.uk





Property Description

Our latest listing is in Drury Lane, Liverpool, L2

Get instant cash flow of **£825** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** 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 investor's portfolio.

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



Drury Lane, Liverpool, L2

209621013



Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: £825

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£4,500
Legal Fees	£1,000
Total Investment	£43,000.00

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 £825 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£825	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	freehold	
Letting Fees	£82.50	£100.00
Total Monthly Costs	£566.25	£583.75
Monthly Net Income	£258.75	£416.25
Annual Net Income	£3,105.00	£4,995.00
Net Return	7.22%	11.62%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,995.00**
Adjusted To

Net Return **6.97%**

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

Annual Net Income **£2,745.00**
Adjusted To

Net Return **6.38%**

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 £160,000.00.

	<h3>1 bedroom apartment for sale</h3> <p>Mann Island, Liverpool, Merseyside, L3</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 17 Apr 2023 to 15 Jan 2024 (272 days) by Reeds Rains, Liverpool</p> <p>No Onward Chain Ninth Floor Apartment Rare Opportunity Internal Private Balcony</p>
<p>£160,000</p>	<p> Floor plan: View</p>
	<h3>1 bedroom apartment for sale</h3> <p>Liverpool Buy to Let Flats, George's Dock Gates</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 14 Apr 2023 to 19 Jun 2023 (66 days) by RW Invest, Liverpool</p> <p>Call Now to Receive a Floor Plan and Info Pack Central Liverpool City Apartment Investment Lo...</p>
<p>£160,000</p>	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom apartment

+ Add to report

7 The Strand, Liverpool

NO LONGER ADVERTISED

Marketed from 11 Jul 2023 to 13 Sep 2023 (63 days) by Ascend, Liverpool

Two bedrooms | No parking | Fully furnished | Liverpool location | *Available 14th August 2023*



£1,000 pcm

1 bedroom apartment

+ Add to report

Drury Lane, Liverpool, Merseyside, L2

NO LONGER ADVERTISED LET AGREED

Marketed from 16 Jun 2022 to 30 Jun 2022 (14 days) by Reeds Rains, Liverpool

Immaculately presented apartment located at the heart of the City Centre, offering the prestigiou...

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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