

LET PROPERTY PACK

INVESTMENT INFORMATION

North Quay, Liverpool, L3

209832807

 www.letproperty.co.uk





Property Description

Our latest listing is in North Quay, Liverpool, L3

This property has a potential to rent for **£1,000.00** which would provide the investor a Gross Yield of **3.5%** if the rent was increased to market rate.

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...



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Property Key Features

2 Bedroom

2 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,000.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£15,100
Legal Fees	£1,000.00
Total Investment	£102,350.00

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.



Returns Based on Rental Income	£1,000.00
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£100.00
Total Monthly Costs	£1,193.13
Monthly Net Income	-£193.13
Annual Net Income	-£2,317.50
Net Return	-2.26%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£4,317.50**

Net Return **-4.22%**

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




Annual Net Income Adjusted To **-£7,492.50**

Net Return **-7.32%**

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 £350,000.00.

	2 bedroom apartment for sale	+ Add to report
£350,000	Park Lane, Liverpool, L1 8DG	CURRENTLY ADVERTISED
	Marketed from 16 Jul 2024 by RW Invest, Liverpool	
	Off-Plan Investment Liverpool City Centre 7% Assured Rental Returns Manhattan, 1 and 2-bed ...	
		Floor plan: View
	2 bedroom apartment for sale	+ Add to report
£350,000	Park Lane Apartments, Liverpool	CURRENTLY ADVERTISED
	Marketed from 19 May 2024 by Nexus Residential, New Homes	
	Call Now to Receive a Floor Plan and Info Pack Only 25% Deposit Required, Rest on Completion ...	

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

2 bedroom flat


+ Add to report


Wapping Quay, North Quay Wapping Quay, L3

NO LONGER ADVERTISED

Marketed from 8 Feb 2024 to 2 May 2024 (83 days) by Andrew Louis, Liverpool

Two Bedroom Apartment | Fourth Floor | Furnished | En suite to master bedroom | Allocated parking...

 Sold price history: [View](#)



£1,000 pcm

2 bedroom apartment

+ Add to report

East Quay, Liverpool L3

NO LONGER ADVERTISED **LET AGREED**

Marketed from 2 Mar 2021 to 29 Mar 2021 (27 days) by Entwistle Green, Liverpool

****ZERO DEPOSIT AVAILABLE**** | Close to Liverpool 1 | Two bedrooms | Furnished | Available Soon...

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **VACANT**
- ✓ Payment history: **N/A**

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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