

LET PROPERTY PACK

INVESTMENT INFORMATION

Colquitt Street, Liverpool,
L1

209511938

 www.letproperty.co.uk





Property Description

Our latest listing is in Colquitt Street, Liverpool, L1

Get instant cash flow of **£900** per calendar month with a **4.9%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition, and a rental income that ensures fantastic returns, this property will be a rewarding addition to an investor portfolio.

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



Colquitt Street, Liverpool,
L1

209511938



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: £162.17

Ground Rent: £150 per annum

Lease Length: 999 years

Current Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit	£54,750.00
SDLT Charge	£6,570
Legal Fees	£1,000.00
Total Investment	£62,320.00

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 £900 per calendar month.

Returns Based on Rental Income	£900
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£162.17
Ground Rent	£12.50
Letting Fees	£90.00
Total Monthly Costs	£964.05
Monthly Net Income	-£64.05
Annual Net Income	-£768.54
Net Return	-1.23%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£10,488.54**
Adjusted To

Net Return **-16.83%**

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

Annual Net Income **-£13,623.54**
Adjusted To

Net Return **-21.86%**

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 £210,000.



£210,000

2 bedroom apartment for sale

Colquitt Street, Liverpool

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

2 Bedrooms | 2 Bathrooms | Allocated Parking | City Centre Location | EWS1 Held | Investors

Marketed from 15 Mar 2023 to 26 Aug 2023 (164 days) by TICK PROPERTY GROUP LTD, Liverpool



£200,000

2 bedroom flat for sale

Colquitt Street, Liverpool, Liverpool, L1

+ Add to report

NO LONGER ADVERTISED

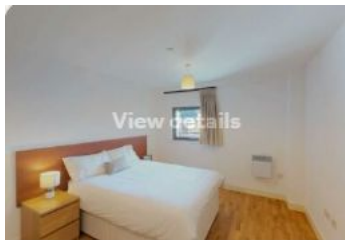
Stunning High Specification Apartment | City Centre Location Right In The Heart Of Liverpool | No...

Marketed from 3 Aug 2023 to 9 Jan 2024 (159 days) by Logic, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom apartment

+ Add to report

Colquitt Street, Liverpool

NO LONGER ADVERTISED

Marketed from 10 Aug 2022 to 10 Aug 2022 by Tick Property Group, Liverpool



£1,300 pcm

2 bedroom apartment

+ Add to report

21 Colquitt Street, Liverpool

NO LONGER ADVERTISED LET AGREED

Marketed from 9 Aug 2024 to 30 Sep 2024 (52 days) by Michael Moon, Great Crosby

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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209511938

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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