

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hartwell Street, Bootle, L21

211143532

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Hartwell Street, Bootle, L21

This property has a potential to rent for **£725** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Hartwell Street, Bootle,  
L21

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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Market Rent: £725**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £94,000.00 and borrowing of £70,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 94,000.00

25% Deposit	£23,500.00
SDLT Charge	£2,820
Legal Fees	£1,000.00
Total Investment	£27,320.00

# 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.



Returns Based on Rental Income	£725
Mortgage Payments on £70,500.00 @ 5%	£293.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£72.50
<b>Total Monthly Costs</b>	<b>£381.25</b>
<b>Monthly Net Income</b>	<b>£343.75</b>
<b>Annual Net Income</b>	<b>£4,125.00</b>
<b>Net Return</b>	<b>15.10%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,675.00**  
Adjusted To

Net Return                      **9.79%**

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



Annual Net Income      **£2,715.00**  
Adjusted To

Net Return                      **9.94%**

# 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 £140,000.

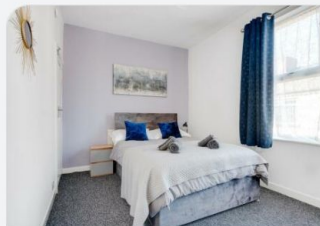
 <p><b>£140,000</b></p>	<h3>2 bedroom terraced house for sale</h3> <p>Barnton Close, Bootle, Merseyside, L20</p> <p><b>CURRENTLY ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 5 Sep 2023 by Whitegates, Sefton</p> <p>OVERLOOKING THE LIVERPOOL TO LEEDS CANAL WITH A VIEW OF THE LIVERPOOL DOCK</p>	<a href="#">+ Add to report</a>
 <p><b>£130,000</b></p>	<h3>2 bedroom terraced house for sale</h3> <p>Barnton Close, Bootle, Merseyside, L20</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 27 Oct 2022 to 16 Aug 2023 (292 days) by Whitegates, Sefton</p> <p>BEAT THE WAITING LIST..... If your looking for your perfect first time/forever home then LOOK NO...</p>	<a href="#">+ Add to report</a>



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 2 bedroom house

+ Add to report

Cobb Avenue, Liverpool

NO LONGER ADVERTISED

Marketed from 14 Nov 2023 to 30 Aug 2024 (289 days) by HYBR, Covering Liverpool

AVAILABLE FOR IMMEDIATE OR JANUARY START! Presenting this beautifully furnished 2-bedroom house i...



£775 pcm

## 2 bedroom terraced house

+ Add to report

Lily Road, Liverpool, L21

NO LONGER ADVERTISED

Marketed from 29 Mar 2024 to 18 Apr 2024 (20 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2036958

# 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: **N/A**
- ✓ 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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