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LET PROPERTY PACK

INVESTMENT INFORMATION

Beach Road, Litherland, L21

211425958

(www.letproperty.co.uk





Property Description

Our latest listing is in Beach Road, Litherland, L21

Get instant cash flow of £460 per calendar month with a 6.4% Gross Yield for investors.

This property has a potential to rent for **£793** which would provide the investor a Gross Yield of **11.1%** if the rent was increased to market rate.

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 make for a rewarding addition to an investors portfolio.

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

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Beach Road, Litherland, L21

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2 Bedrooms 1 Bathroom Spacious Lounge Modern Kitchen

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Property Key Features

Factor Fees: £1749 per year Ground Rent: £90 per year Lease Length: 980 yrs Current Rent: £460 Market Rent: £793







Kitchen





Bedrooms





Bathroom





Exterior



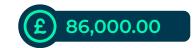






Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£21,500.00
SDLT Charge	£2,580
Legal Fees	£1,000.00
Total Investment	£25,080.00

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 £460 per calendar month but the potential market rent is \bigcirc



Returns Based on Rental Income	£460	£793
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£145.75	
Ground Rent	£7.50	
Letting Fees	£46.03	£79.30
Total Monthly Costs	£483.03	£516.30
Monthly Net Income	-£22.75	£276.70
Annual Net Income	-£272.98	£3,320.40
Net Return	-1.09%	13.24%



Return Stress Test Analysis Report





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

Annual Net Income **£1,734.40** Adjusted To

Net Return 6.92%

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

Annual Net Income **£2,120.40** Adjusted To

Net Return 8.45%

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 £110,000.

2 bedroom apartment for sale + Add to report Whittington House, Beach Road, Liverpool NO LONGER ADVERTISED SOLD STC Marketed from 8 Jun 2022 to 22 Feb 2023 (259 days) by James Kristian, Liverpool £110,000 2 bedroom apartment for sale + Add to report Beach Road, Litherland, Liverpool, Merseyside, L21 NO LONGER ADVERTISED SOLD STC Marketed from 25 Jan 2023 to 14 Mar 2024 (413 days) by Whitegates, Sefton

£95,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

£950 pcm



3 bedroom detached house + Add to report Cullen Drive, Litherland NO LONGER ADVERTISED LET AGREED Marketed from 11 Apr 2023 to 2 Jun 2023 (52 days) by Alastair Saville, Maghull 3 bedroom terraced house + Add to report Eaton Avenue, Litherland, Merseyside, L21 NO LONGER ADVERTISED LET AGREED Marketed from 20 Aug 2024 to 27 Sep 2024 (37 days) by Whitegates, Sefton



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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





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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.

