

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Portside House, Duke  
Street, Liverpool, L1 5AQ

211747198

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





## Property Description

Our latest listing is in Portside House, Duke Street, Liverpool, L1 5AQ

Get instant cash flow of **£700** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in Liverpool, it will make for a reliable long term investment for an investor.**

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



Portside House, Duke Street, Liverpool, L1 5AQ

211747198



## Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Spacious Room

Factor Fees: £14 per month

Ground Rent: £32 per month

Lease Length: 990 years

Current Rent: £700

Market Rent: £731



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£3,780
Legal Fees	£1,000.00
Total Investment	£36,280.00

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 731

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	£700	£731
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£14 per month	
Ground Rent	£32 per month	
Letting Fees	£70.00	£73.10
<b>Total Monthly Costs</b>	<b>£478.75</b>	<b>£481.85</b>
<b>Monthly Net Income</b>	<b>£221.25</b>	<b>£249.15</b>
<b>Annual Net Income</b>	<b>£2,655.00</b>	<b>£2,989.80</b>
<b>Net Return</b>	<b>7.32%</b>	<b>8.24%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,527.80**  
Adjusted To

Net Return                      **4.21%**

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

Annual Net Income      **£1,099.80**  
Adjusted To

Net Return                      **3.03%**

# 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 £150,000.



£150,000

## 1 bedroom apartment for sale

+ Add to report

Mann Island, Liverpool, L3

CURRENTLY ADVERTISED

Marketed from 13 Aug 2024 by The Agency UK, Covering Nationwide

24hr Concierge | Secure video entry | Lift access | On site management company | Underground bicy...



£150,000

## 1 bedroom apartment for sale

+ Add to report

Mann Island, Liverpool, L3

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 24 Jul 2024 by The Agency UK, Covering Nationwide


One bedroom apartment | 24hr Concierge | Secure fob entry system | Internal balcony | Secure



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



**1 bedroom flat** + Add to report

Tithebarn Street, Liverpool, L2


**CURRENTLY ADVERTISED**

Marketed from 4 Nov 2024 by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2281824

💡 EPC: [View](#)

(Approx.) Sqft: **398 sq ft**    Price (£) per sqft: **£2.01**



**1 bedroom apartment** + Add to report

Baltic View, Brick Street, City Centre, Liverpool, L1

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 23 Oct 2024 to 28 Oct 2024 (4 days) by Homesure Property, Liverpool

TOP FLOOR APARTMENT | HIGH SPEC FINISH | FULLY FURNISHED | HIGH GLOSS KITCHEN WITH BUILT IN AP...

# 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 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.





Portside House, Duke Street, Liverpool, L1  
5AQ

211747198

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.



**LETPROPERTY**