

LET PROPERTY PACK

INVESTMENT INFORMATION

Duke Street, Liverpool,
Liverpool, L1 5AQ

211747198

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£700** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **8.6%** 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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Liverpool, L1 5AQ

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Property Key Features

1 Bedroom

1 Bathroom

Well Maintained Property

Expansive Lounge

Factor Fees: £166.00 pm

Ground Rent: £32.00 pm

Lease Length: 109 years

Current Rent: £700

Market Rent: £731

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £102,000.00 and borrowing of £76,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 102,000.00

25% Deposit	£25,500.00
SDLT Charge	£5,100
Legal Fees	£1,000.00
Total Investment	£31,600.00

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 £76,500.00 @ 5%	£318.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.00	
Ground Rent	£32.00	
Letting Fees	£70.00	£73.10
Total Monthly Costs	£601.75	£604.85
Monthly Net Income	£98.25	£126.15
Annual Net Income	£1,179.00	£1,513.80
Net Return	3.73%	4.79%

Return Stress Test Analysis Report



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

Annual Net Income **£51.80**
Adjusted To

Net Return **0.16%**

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


Annual Net Income **£367.80**
Adjusted To

Net Return **1.16%**

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 £112,000.



1 bedroom apartment for sale

Duke Street, Liverpool, Merseyside, L1


NO LONGER ADVERTISED

Marketed from 31 Jan 2024 to 27 Apr 2024 (86 days) by Redwing, Liverpool

Redwing are pleased to offer for sale this bright well-proportioned apartment which forms part of...

£112,000

[+ Add to report](#)



1 bedroom apartment for sale

Tradewind Square, Liverpool

NO LONGER ADVERTISED **SOLD STC**

Marketed from 9 Jun 2024 to 21 Nov 2024 (164 days) by Michael Moon, Great Crosby

Discover urban living at its finest with this stylish one bedroom ground floor apartment, ideally...

£110,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £737 based on the analysis carried out by our letting team at **Let Property Management**.



£737 pcm

1 bedroom flat

+ Add to report

Liverpool One, 1 David Lewis St., Liverpool, L1

NO LONGER ADVERTISED

Marketed from 15 Dec 2023 to 30 Jan 2024 (46 days) by X1 Sales and Lettings, Liverpool

BILLS INCLUDED | ON SITE SECURITY | PERFECT FOR STUDENTS | EXCELLENT CENTRAL LOCATION | FREE ONSI...



£736 pcm

1 bedroom flat

+ Add to report

B Liverpool One, 1 David Lewis St., Liverpool, L1

NO LONGER ADVERTISED

Marketed from 18 Oct 2024 to 4 Feb 2025 (109 days) by X1 Sales & Lettings, Salford

X1 LIVERPOOL ONE ACADEMIC YEAR 2025/2026 * Located in the heart of Liverpool city centre! *Move i...

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.



www.letproperty.co.uk

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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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