

LET PROPERTY PACK

INVESTMENT INFORMATION

Mason House, Castle
Street, Liverpool, L2 7LQ

210768222

 www.letproperty.co.uk





Property Description

Our latest listing is in Mason House, Castle Street, Liverpool, L2 7LQ

This property has a potential to rent for **£1,100** 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...



Mason House, Castle Street, Liverpool, L2 7LQ

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Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Spacious Kitchen

Factor Fees: £130/month

Ground Rent: TBC

Lease Length: TBC

Current Rent: £Vacant

Market Rent: £1,100

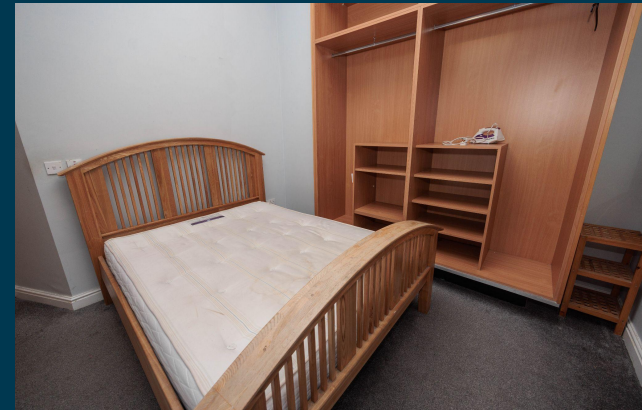
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 189,000.00

25% Deposit	£47,250.00
SDLT Charge	£5,670
Legal Fees	£1,000.00
Total Investment	£53,920.00

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	£1,100
Mortgage Payments on £141,750.00 @ 5%	£590.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£130/month
Ground Rent	TBC
Letting Fees	£110.00
Total Monthly Costs	£715.63
Monthly Net Income	£384.38
Annual Net Income	£4,612.50
Net Return	8.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,412.50**
Adjusted To

Net Return **4.47%**

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

Annual Net Income **£1,777.50**
Adjusted To

Net Return **3.30%**

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 £200,000.



£200,000

2 bedroom apartment for sale

+ Add to report

Castle Street, Liverpool, Merseyside, L2

NO LONGER ADVERTISED

SOLD STC


Marketed from 12 Nov 2022 to 2 Dec 2023 (384 days) by Sutton Kersh, City Centre

Top Floor Apartment | Open Pan Lounge/Kitchen | Two Bedrooms | En-Suite Shower Room | Family Bath...

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**.



2 bedroom apartment + Add to report

Waterloo Quay, Waterloo Road, L3

CURRENTLY ADVERTISED

Marketed from 14 Nov 2024 by HomeSmart Lettings, Runcorn

£1,200 pcm

FULLY FURNISHED | INTEGRATED DISHWASHER, WASHING MACHINE AND FRIDGE FREEZER | ONE ALLOCATED PARKI...


Sold price history: View

29/01/2016	£135,000
17/12/1999	£65,250

EPC: View

(Approx.) Sqft: **710 sq ft** Price (£) per sqft: **£1.69**

[View floor plan](#)



2 bedroom apartment + Add to report

Pall Mall, Liverpool, Merseyside, L3

CURRENTLY ADVERTISED

Marketed from 14 Nov 2024 by Reeds Rains, Liverpool






£1,200 pcm

Council Tax Band C Amazing top floor two bedroom apartment available early immediately. This

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: **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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7LQ

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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.



LETPROPERTY