

LET PROPERTY PACK

INVESTMENT INFORMATION

Castle Street, Liverpool, L2
7LQ

210768222

 www.letproperty.co.uk





Property Description

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

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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7LQ

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Modern Kitchen

Factor Fees: £130.00 PM

Ground Rent: £8.30 PM

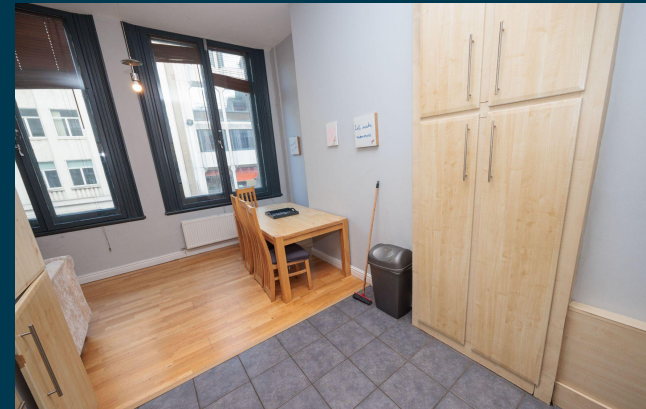
Lease Length: 103 years

Market Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£9,540
Legal Fees	£1,000.00
Total Investment	£53,540.00

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 £129,000.00 @ 5%	£537.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£130.00
Ground Rent	£8.30
Letting Fees	£110.00
Total Monthly Costs	£800.80
Monthly Net Income	£299.20
Annual Net Income	£3,590.40
Net Return	6.71%

Return Stress Test Analysis Report



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

Annual Net Income **£1,390.40**
Adjusted To

Net Return **2.60%**

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

Annual Net Income **£1,110.00**
Adjusted To

Net Return **2.07%**

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 £195,000.



£195,000

2 bedroom flat for sale

+ Add to report

Old Hall Street, Liverpool, Merseyside, L3

CURRENTLY ADVERTISED

Marketed from 4 Apr 2024 by Entwistle Green, Liverpool

Built in 1856, The Albany retains all the exquisite charm and character that one would expect fro...



£190,000

2 bedroom apartment for sale

+ Add to report

Bereys Building, 33 George Street, Liverpool, L3

CURRENTLY ADVERTISED

Marketed from 3 Sep 2024 by Sutton Kersh, City Centre

Sunning Upper Ground Floor Apartment | Two Double Bedrooms | Grade II Listed Building | Open Plan...

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 apartment

Tithebarn Street, Liverpool, Merseyside, L2

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Dec 2024 to 27 Feb 2025 (75 days) by Reeds Rains, Liverpool

+ Add to report

Zero deposit scheme available Welcome to this charming and well-presented Flat located in a...



£1,150 pcm

2 bedroom apartment

Fazakerley Street, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Dec 2024 to 30 Jan 2025 (50 days) by Hewitt Adams Ltd, Heswall

+ Add to report

Apartment 2 - Ground Floor | Two Bedroom | Bathroom & En-Suite | Open Plan Kitchen / Lounge With ...

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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