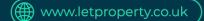


LET PROPERTY PACK

INVESTMENT INFORMATION

Canterbury, Garston, Liverpool, L19 8LQ

212693765











Property Description

Our latest listing is in Canterbury, Garston, Liverpool, L19 8LQ

Get instant cash flow of £750 per calendar month with a 7.1% Gross Yield for investors.

This property has a potential to rent for £950 which would provide the investor a Gross Yield of 9.0% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Canterbury, Garston, Liverpool, L19 8LQ



3 bedrooms

1 bathroom

Three Piece Bathroom

Modern Kitchen

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £950

Lounge









Kitchen









Bedrooms









Bathroom





Exterior









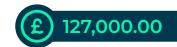
Initial Outlay





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£31,750.00**

SDLT Charge £3,810

Legal Fees £1,000.00

Total Investment £36,560.00

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 £750 per calendar month but the potential market rent is

| Returns Based on Rental Income | £750 | £950 |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £95,250.00 @ 5% | £396.88 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | ТВС | |
| Ground Rent | FREEHOLD | |
| Letting Fees | £75.00 | £95.00 |
| Total Monthly Costs | £486.88 | £506.88 |
| Monthly Net Income | £263.13 | £443.13 |
| Annual Net Income | £3,157.50 | £5,317.50 |
| Net Return | 8.64% | 14.54% |

Return Stress Test Analysis Report





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

Annual Net Income

£3,417.50

Adjusted To

Net Return

9.35%

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

Annual Net Income

£3,412.50

Adjusted To

Net Return

9.33%

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 £130,000.



3 bedroom terraced house for sale

+ Add to report

Canterbury Street, Garston, Liverpool, Merseyside, L19

CURRENTLY ADVERTISED SOLD STC

Marketed from 20 Sep 2024 by Sutton Kersh, Allerton

3 bedroom terraced house for sale

+ Add to report



CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 Jul 2024 by Purplebricks, covering Liverpool

£130,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at Let Property Management.



3 bedroom terraced house

Add to report

Harbour Drive, Liverpool, Merseyside, L19

NO LONGER ADVERTISED LET AGREED

Marketed from 11 Aug 2023 to 21 Sep 2023 (40 days) by Reeds Rains, Liverpool



3 bedroom terraced house

+ Add to report

Canterbury Street, Liverpool, L19

NO LONGER ADVERTISED

Marketed from 17 May 2024 to 21 May 2024 (4 days) by OpenRent, London

£950 pcm

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



Current term of tenancy: 2 years+



Standard Tenancy Agreement In Place: **YES**



Payment history: On time for length of tenancy



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.





Interested in this property investment?

Call us on **0141 478 0985**



Canterbury, Garston, Liverpool, L19 8LQ



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.