

LET PROPERTY PACK

INVESTMENT INFORMATION

Parliament Place, Upper
Parliament Street,
Liverpool, L8

213097359

 www.letproperty.co.uk





Property Description

Our latest listing is in Parliament Place, Upper Parliament Street, Liverpool, L8

Get instant cash flow of **£4,915** per calendar month with a **17.1%** Gross Yield for investors.

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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Property Key Features

Portfolio of 7 Studio Flats

Three-Piece Bathroom

Modern Condition

Good Condition

Factor Fees: £1,166.00

Ground Rent: £175.00

Lease Length: 245 years

Current Rent: £4,915

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000

25% Deposit	£86,250.00
SDLT Charge	15100
Legal Fees	£1,000.00
Total Investment	£102,350.00

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	£4,915
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1,166.00
Ground Rent	£175.00
Letting Fees	£491.50
Total Monthly Costs	£2,925.63
Monthly Net Income	£1,989
Annual Net Income	£23,873
Net Return	23.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£14,043**
Adjusted To

Net Return **13.72%**

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

Annual Net Income **£20,798**
Adjusted To

Net Return **20.32%**

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 £70,000.



£70,000

Studio apartment for sale

+ Add to report

Upper Parliament Street, Liverpool, Merseyside, L8

NO LONGER ADVERTISED

Marketed from 15 Nov 2022 to 21 Dec 2022 (35 days) by Venmore, Auction Department



£55,000

Studio flat for sale

+ Add to report

88 Parliament Place, 246 Upper Parliament Street, Liverpool, L8

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Nov 2021 to 6 Mar 2023 (464 days) by Urban Evolution, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

Studio flat

Upper Parliament Street, Liverpool, Merseyside, L8

CURRENTLY ADVERTISED

Marketed from 27 Sep 2024 by Urban Evolution, Liverpool

+ Add to report



£575 pcm

Studio flat

Upper Parliament Street, Liverpool

NO LONGER ADVERTISED

LET AGREED






Marketed from 28 Sep 2023 to 30 Oct 2023 (32 days) by Ascend, Liverpool

+ Add to report

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.



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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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