

LET PROPERTY PACK

INVESTMENT INFORMATION

Parliament Street,
Liverpool, L8

213707835

 www.letproperty.co.uk





Property Description

Our latest listing is in Parliament Street, Liverpool, L8

Get instant cash flow of **£850** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.8%** 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...



LET PROPERTY



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Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £200.00 PM

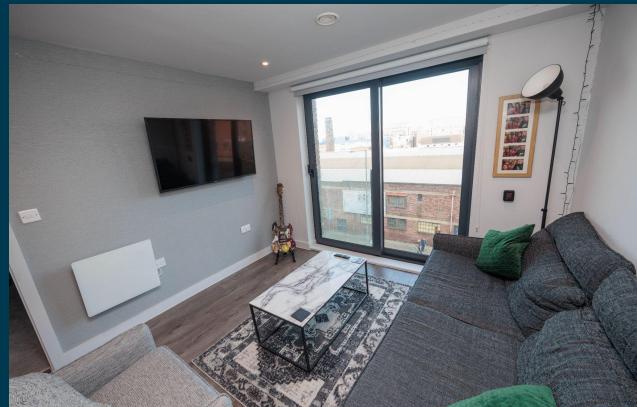
Ground Rent: TBC

Lease Length: 247 years

Current Rent: £850

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Initial Outlay



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Figures based on assumed purchase price of £157,000.00 and borrowing of £117,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 157,000.00

25% Deposit	£39,250.00
SDLT Charge	£8,490
Legal Fees	£1,000.00
Total Investment	£48,740.00

Projected Investment Return



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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 £850 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£850	£1,150
Mortgage Payments on £117,750.00 @ 5%	£490.63	
Est. Building Cover (Insurance)		£15.00
Approx. Factor Fees		£200.00
Ground Rent		TBC
Letting Fees	£85.00	£115.00
Total Monthly Costs	£790.63	£820.63
Monthly Net Income	£59.38	£329.38
Annual Net Income	£712.50	£3,952.50
Net Return	1.46%	3.11%

Return Stress Test Analysis Report



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

Annual Net Income	£1,652.50
Adjusted To	
Net Return	3.39%

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

Annual Net Income	£1,597.50
Adjusted To	
Net Return	3.28%

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 £220,000.00.



1 bedroom apartment for sale

+ Add to report

The Mercantile, Liverpool City Centre

CURRENTLY ADVERTISED

Marketed from 23 Jan 2025 by RW Invest, Liverpool

Boutique Style 1-Bed Apartment in Central Liverpool | Earn 6% Assured Rental Returns | Luxury Int...



Q EPC: [View](#)

(Approx.) Sqft: **667 sq ft** Price (£) per sqft: **£329.66**

[View floor plan](#)



1 bedroom apartment for sale

+ Add to report

The Mill, Liverpool City Centre

CURRENTLY ADVERTISED

Marketed from 22 Jan 2025 by RW Invest, Manchester

Stunning 1-Bedroom Apartment in Liverpool City Centre | 6% NET Rental Yields | Renovated Grade II...

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom apartment

+ Add to report

Hurst Street, Liverpool, Merseyside, L1

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 8 Jan 2025 by Reeds Rains, Liverpool

£900 pcm

Zero deposit scheme available Spacious one bedroom apartment is situated on the third floor...

 Sold price history: [View](#)
25/02/2021 £115,000

 EPC: [View](#)

(Approx.) Sqft: **549 sq ft** Price (£) per sqft: **£1.64**



1 bedroom apartment

+ Add to report

The Summit Parliament Street, Liverpool, Merseyside, L8

NO LONGER ADVERTISED

Marketed from 30 Dec 2024 to 14 Jan 2025 [14 days] by Legacie Management & Lettings, Liverpool

£900 pcm

NO BILLS INCLUDED IN THE RENT | FULLY INTEGRATED WASHER/DRYER PLUS MICROWAVE | GYM

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: **5 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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