

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gilroy Road, Liverpool, L6  
6BG

216203854

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Gilroy Road, Liverpool, L6 6BG

Get instant cash flow of **£3,511** per calendar month with a **9.6%** Gross Yield for investors.

This property has a potential to rent for **£3,511** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**With tenants 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...



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## Property Key Features

**6 bedrooms**

**6 bathrooms**

**Multiple Bathrooms**

**Fantastic Rental Returns**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: N/A**

**Market Rent: £3,511**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £437,000.00 and borrowing of £327,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 437,000.00

25% Deposit	£109,250.00
SDLT Charge	£33,700
Legal Fees	£1,000.00
Total Investment	£143,950.00

# Projected Investment Return



The monthly rent of this property is currently set at £3,511 per calendar month.

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.



<b>Returns Based on Rental Income</b>	<b>£3,511</b>
Mortgage Payments on £327,750.00 @ 5%	<b>£1,365.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£351.10</b>
<b>Total Monthly Costs</b>	<b>£1,731.73</b>
<b>Monthly Net Income</b>	<b>£1,779.28</b>
<b>Annual Net Income</b>	<b>£21,351.30</b>
<b>Net Return</b>	<b>14.83%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£14,329.30**  
Adjusted To

Net Return                      **9.95%**

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

Annual Net Income      **£14,796.30**  
Adjusted To

Net Return                      **10.28%**



# 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 £495,000.



£495,000

## 6 bedroom terraced house for sale

+ Add to report

Irvine Street, Liverpool, Merseyside, L7

NO LONGER ADVERTISED

Marketed from 13 Jun 2023 to 8 Jun 2024 (360 days) by Sutton Kersh, City Centre



£400,000

## 6 bedroom terraced house for sale

+ Add to report

Ingrow Road, Liverpool, L6

CURRENTLY ADVERTISED

Marketed from 12 May 2023 by Mr Investa Ltd, Salford

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,640 based on the analysis carried out by our letting team at **Let Property Management**.



£3,640 pcm

## 6 bedroom terraced house

Esher Road, Liverpool

NO LONGER ADVERTISED

Marketed from 30 Oct 2022 to 17 Nov 2022 (17 days) by MyTenantRent.co.uk, Liverpool

+ Add to report



£3,510 pcm

## 6 bedroom terraced house

Hannan Road, Liverpool, L6

NO LONGER ADVERTISED

Marketed from 4 Oct 2024 to 4 Oct 2024 by OpenRent, London

+ 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: **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.



**LETPROPERTY**