

LET PROPERTY PACK

INVESTMENT INFORMATION

Jamaica Street, Liverpool,
L1

217225623

 www.letproperty.co.uk





Property Description

Our latest listing is in Jamaica Street, Liverpool, L1

Get instant cash flow of **£625** per calendar month with a **16.7%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **18.7%** 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...



Jamaica Street, Liverpool,
L1

217225623



Property Key Features

Studio Flat

1 Bathroom

Modern Bathroom

Good Condition

Factor Fees: £235.00 pm

Ground Rent: £42.00 pm

Lease Length: 245 years

Current Rent: £625

Market Rent: £700

Lounge/Bedroom



Kitchen



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 45,000

SDLT Charge £2,250

Legal Fees £1,000

Total Investment £48,250

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 £625 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£625	£700
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£235.00	
Ground Rent	£42.00	
Letting Fees	£62.50	£70.00
Total Monthly Costs	£354.50	£362.00
Monthly Net Income	£270.50	£338.00
Annual Net Income	£3,246.00	£4,056.00
Net Return	6.73%	8.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,656**
Adjusted To

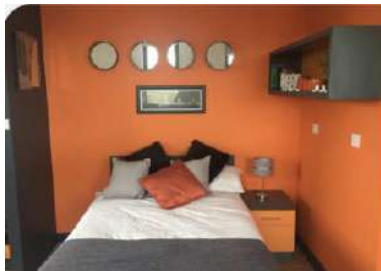
Net Return **5.50%**



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 £65,000.



£65,000

Studio flat for sale

+ Add to report

68, The Artesian, 10-14 Jamaica Street, Liverpool, Merseyside, L1

CURRENTLY ADVERTISED

Marketed from 25 Jun 2021 by Urban Evolution, Liverpool



£35,000

Studio flat for sale

+ Add to report

SUITE 89, ARTESIAN STUDIOS, JAMAICA STREET, LIVERPOOL

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Mar 2021 to 7 May 2021 (56 days) by Sutton Kersh Auction, Liverpool - Auction

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

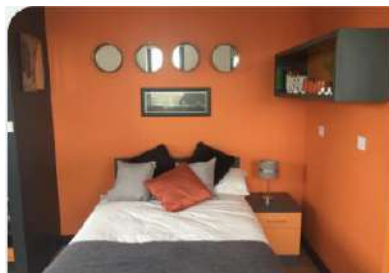
Studio flat

Jamaica Street, Liverpool, L1

NO LONGER ADVERTISED

Marketed from 22 Jul 2024 to 5 Aug 2024 (13 days) by OpenRent, London

+ Add to report



£495 pcm

Studio flat

Studio, The Artesian, 10-14 Jamaica Street, Liverpool, Merseyside, L1

NO LONGER ADVERTISED

Marketed from 23 Apr 2021 to 30 Apr 2021 (6 days) by Urban Evolution, 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.



www.letproperty.co.uk

Jamaica Street, Liverpool, L1

PROPERTY ID: 12345678

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