

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Jamaica Street, Liverpool,  
L1

217225623

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



LET PROPERTY



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L1

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## 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



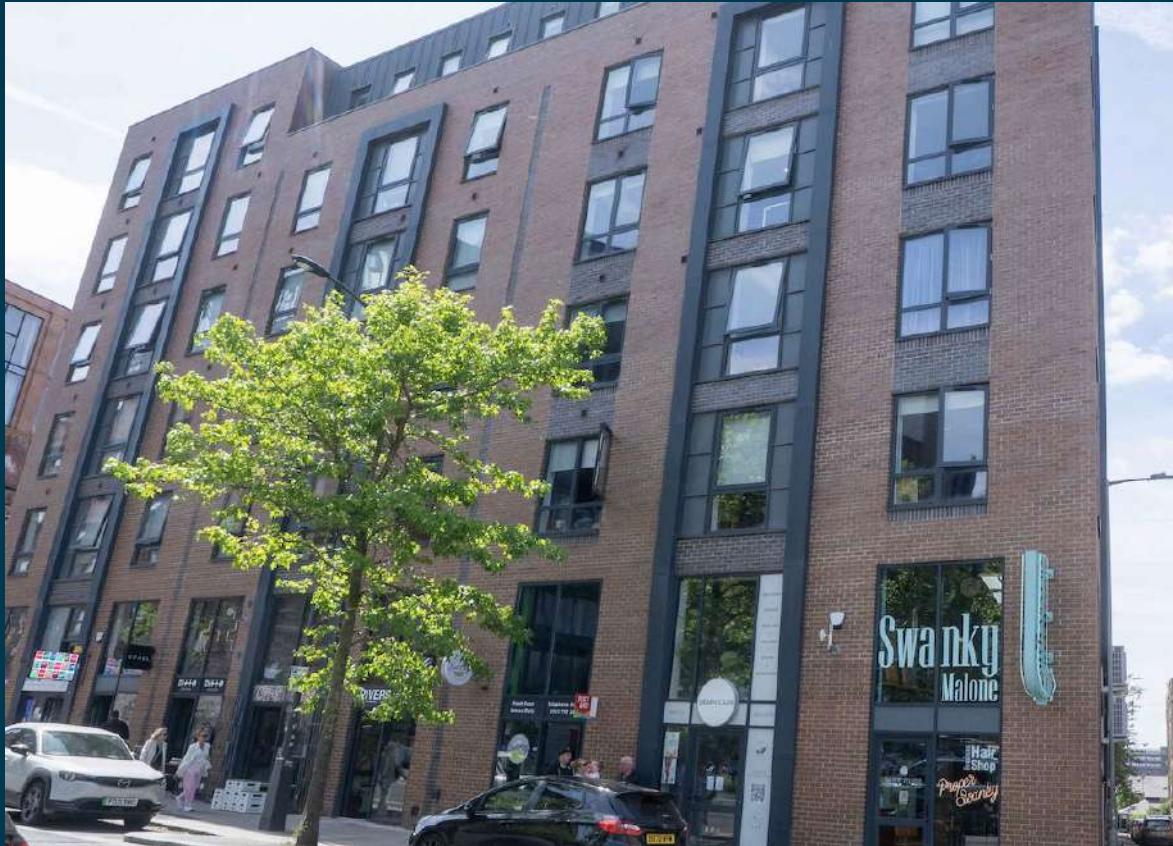
# Kitchen



# Bathroom



# Exterior



# Initial Outlay



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## ASSUMED PURCHASE PRICE

£ 45,000

SDLT Charge £2,250

Legal Fees £1,000

Total Investment £48,250

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

# 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 £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	<b>£2,656</b>
Adjusted To	
Net Return	<b>5.50%</b>

# 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

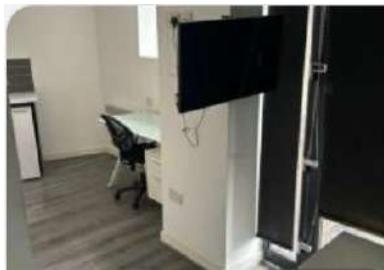
NO LONGER ADVERTISED SOLD STC

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**.



## Studio flat

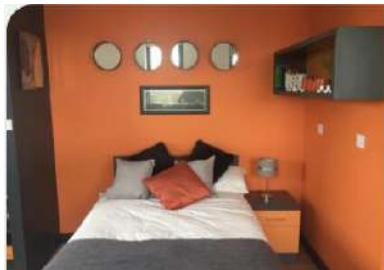
[+ Add to report](#)

Jamaica Street, Liverpool, L1

**NO LONGER ADVERTISED**

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

**£700 pcm**



## Studio flat

[+ Add to report](#)

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

**£495 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.



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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.