

LET PROPERTY PACK

INVESTMENT INFORMATION

Henry Street, Liverpool, L1
5BS

217772315

 www.letproperty.co.uk





Property Description

Our latest listing is in Henry Street, Liverpool, L1 5BS

Get instant cash flow of **£500** per calendar month with a **24.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Henry Street, Liverpool, L1
5BS

217772315



Property Key Features

Studio Flat

1 Bathroom

Communal Private Parking

Easy Access to Local Amenities

Factor Fees: £238 pm

Ground Rent: £20.80 pm

Lease Length: 250 years

Current Rent: £500

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 29,000

SDLT Charge	£0
Legal Fees	£1,000
Total Investment	£30,000

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£500
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£238.00
Ground Rent	£20.80
Letting Fees	£50.00
Total Monthly Costs	£323.80
Monthly Net Income	£176.20
Annual Net Income	£2,114.40
Net Return	7.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,114**
Adjusted To

Net Return **3.71%**

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 £34,000.



£34,000

Studio flat for sale

+ Add to report

St Cyprians, 118-124 Edge Lane, Liverpool, L7 5NA

CURRENTLY ADVERTISED

SOLD STC

Marketed from 29 May 2025 by yieldit, Manchester

8.11% NET yield | Earn instant income | Studio apartment | Fully furnished | Excellent location |...



£32,000

Studio flat for sale

+ Add to report

Pembroke Studios, 2 Low Gill Street

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jul 2024 to 27 Jan 2025 (199 days) by Martin & Co, Liverpool South

Great Studio Apartment | First Floor | Stylish Modern Interior | Built in Furniture | Popular Are...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

Studio flat

Nation Way, Liverpool, Merseyside, L1

CURRENTLY ADVERTISED

Marketed from 24 Jan 2024 by Urban Evolution, Liverpool

Studio apartment | Fully Furnished | Free Deposit option available | 5 minute walk into Liverpool...

+ Add to report



£625 pcm

Studio flat

Wolstenholme Square, Liverpool, Merseyside, L1

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Feb 2023 to 26 Nov 2024 (648 days) by Liverpool Student Lettings, Liverpool

fully furnished | bills included | great location | sharers considered | good price

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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

Henry Street, Liverpool, L1 5BS

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