

LET PROPERTY PACK

INVESTMENT INFORMATION

Renshaw Street, Liverpool,
L1

221934535

 www.letproperty.co.uk





Property Description

Our latest listing is in Renshaw Street, Liverpool, L1

Get instant cash flow of **£850** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

Don't miss out on this fantastic investment opportunity...



Renshaw Street,
Liverpool, L1

221934535



Property Key Features

1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £200.00 PM

Ground Rent: £30.00 PM

Lease Length: 244 years

Current Rent: £850

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£6,390
Legal Fees	£1,000.00
Total Investment	£39,140.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 900

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



Returns Based on Rental Income	£850	£900
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	£30.00	
Letting Fees	£85.00	£90.00
Total Monthly Costs	£726.88	£731.88
Monthly Net Income	£123.13	£168.13
Annual Net Income	£1,477.50	£2,017.50
Net Return	3.77%	5.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **£217.50**
Adjusted To

Net Return **0.56%**

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

Annual Net Income **£472.50**
Adjusted To

Net Return **1.21%**

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 £120,000.



£120,000

1 bedroom apartment for sale

+ Add to re

Madison Square, Madison Square, Merseyside, L1

NO LONGER ADVERTISED

Marketed from 1 Jun 2023 to 6 Apr 2024 (309 days) by Redwing, Liverpool

Redwing are delighted to offer for sale this brand new, fully furnished one bedroom apartment located



£120,000

1 bedroom apartment for sale

+

Colquitt street

NO LONGER ADVERTISED

Marketed from 1 Dec 2021 to 7 Dec 2021 (5 days) by Elite Realty Sales & Lettings Limited

Off market investment opportunity For Investment Purposes Only - 25% Deposit Required

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

Renshaw Street, L1

CURRENTLY ADVERTISED

LET AGREED

Marketed from 21 Oct 2025 by Sutton Kersh Lettings, City Centre

+ Add to report

Available Now | Available With Zero Deposit Guarantee | One Bedroom Apartment | Seventh Floor |



£900 pcm

1 bedroom apartment

Renshaw Street, Liverpool, Merseyside, L1

NO LONGER ADVERTISED

Marketed from 3 Oct 2025 to 4 Oct 2025 (1 days) by Legacie Management & Lettings, Liverpool

+ Add to report

FULLY FURNISHED THROUGHOUT | TWO BEDROOM AND LIVING AREA | FULLY INTEGRATED

Current Tenant Profile



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 2 years**



Payment history: **On time for the 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.



Renshaw Street, Liverpool, L1

221934535

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