

LET PROPERTY PACK

INVESTMENT INFORMATION

Henry Street, Liverpool, L1

222444762

 www.letproperty.co.uk





Property Description

Our latest listing is in Henry Street, Liverpool, L1

Get instant cash flow of **£440** per calendar month with a **18.9%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **21.4%** if the rent was increased to market rate.

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

222444762



Property Key Features

Studio Flat

1 bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: £208 pm

Ground Rent: £30 pm

Lease Length: 240 years

Current Rent: £440

Market Rent: £500

Lounge



Bedroom



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £28,000.

ASSUMED PURCHASE PRICE

£ 28,000

SDLT Charge £0

Legal Fees £1,000

Total Investment £29,000

Projected Investment Return



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



The monthly rent of this property is currently set at £440 per calendar month but the potential market rent is

£ 500



Returns Based on Rental Income	£440	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£208.00	
Ground Rent	£30.00	
Letting Fees	£44.00	£50.00
Total Monthly Costs	£297.00	£303.00
Monthly Net Income	£143.00	£197.00
Annual Net Income	£1,716.00	£2,364.00
Net Return	5.92%	8.15%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,364**
Adjusted To

Net Return **4.70%**

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 £150,000.



£150,000

1 bedroom flat for sale

Henry Street, City Centre, Liverpool, L1

NO LONGER ADVERTISED

Marketed from 7 Feb 2025 to 24 Apr 2025 (75 days) by Move Residential, Mossley Hill

+ Add to report



£145,000

1 bedroom apartment for sale

Henry Street, City Centre, Liverpool, L1

NO LONGER ADVERTISED

Marketed from 19 Feb 2024 to 27 Jun 2024 (129 days) by Move Residential, Mossley Hill

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom flat

Henry Street, City Centre, Liverpool, L1

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Feb 2025 to 18 Mar 2025 (19 days) by Belvoir, Liverpool

+ Add to report



£895 pcm

1 bedroom apartment

Henry Street, Liverpool

NO LONGER ADVERTISED

Marketed from 27 Feb 2025 to 19 Mar 2025 (19 days) by R House Lettings, Liverpool

+ Add to report

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**



Current term of tenancy: **5 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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Henry Street, Liverpool, L1

PROPERTY ID: 222444762

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.



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