

LET PROPERTY PACK

INVESTMENT INFORMATION

Pall Mall, Liverpool, L3

224676343

 www.letproperty.co.uk





Property Description

Our latest listing is in Pall Mall, Liverpool, L3

This property has a potential to rent for **£1,032** which would provide the investor a Gross Yield of **9.0%** 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...



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Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Good Condition

Factor Fees: £250 pm

Ground Rent: £35 pm

Lease Length: 980 years

Market Rent: £1,032

Lounge



Kitchen



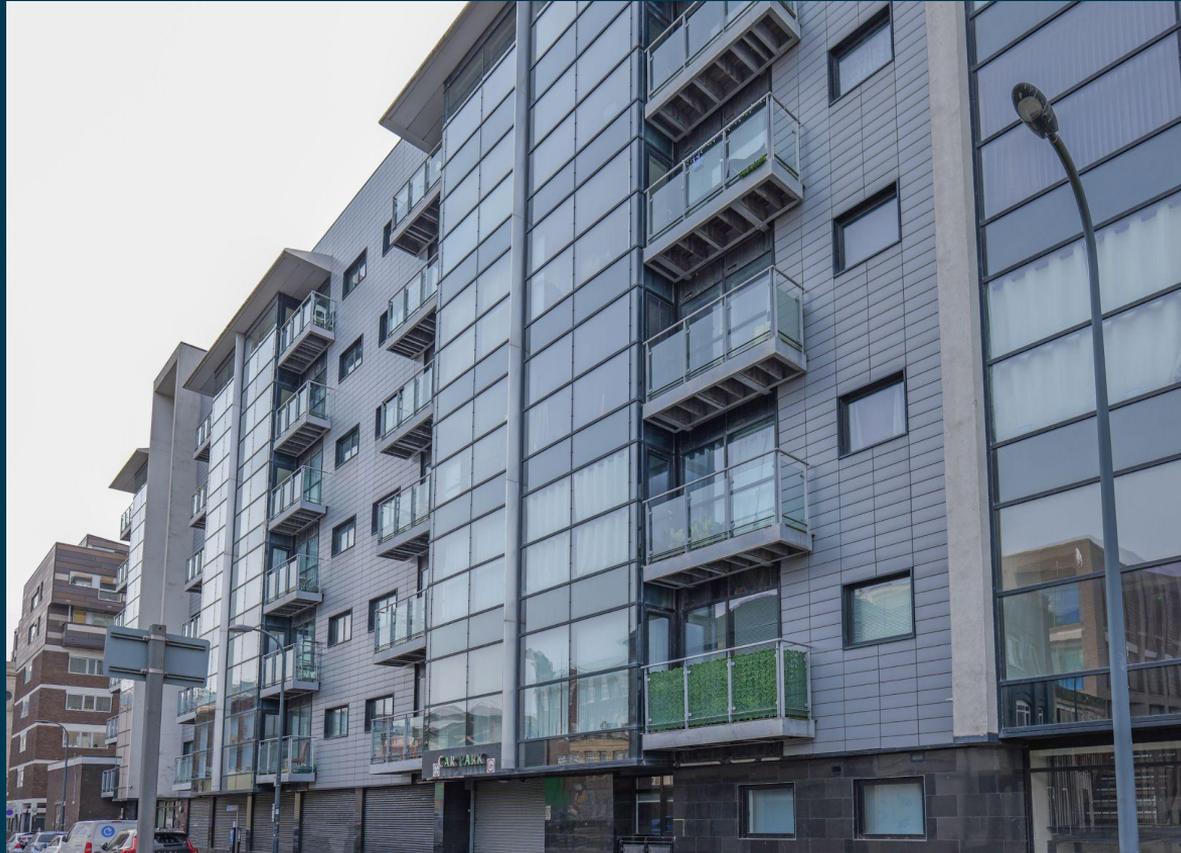
Bedrooms

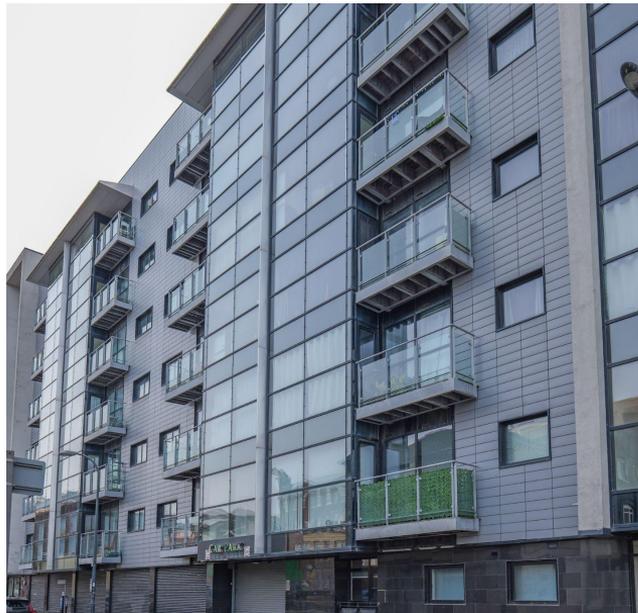


Bathroom



Exterior





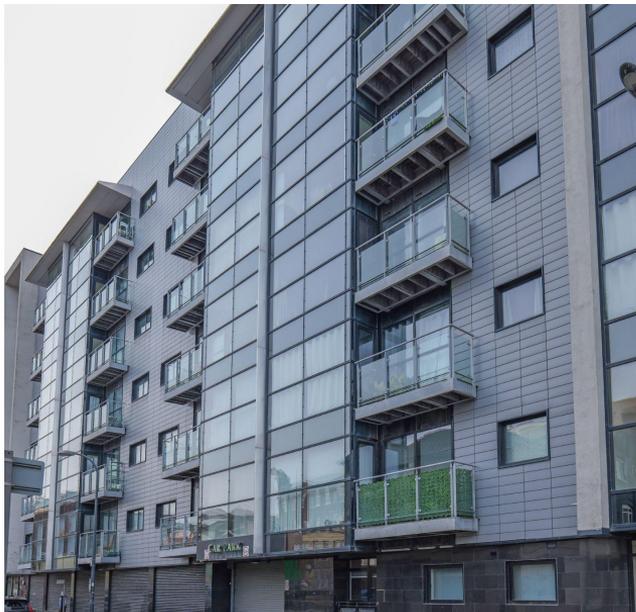
Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

Projected Investment Return

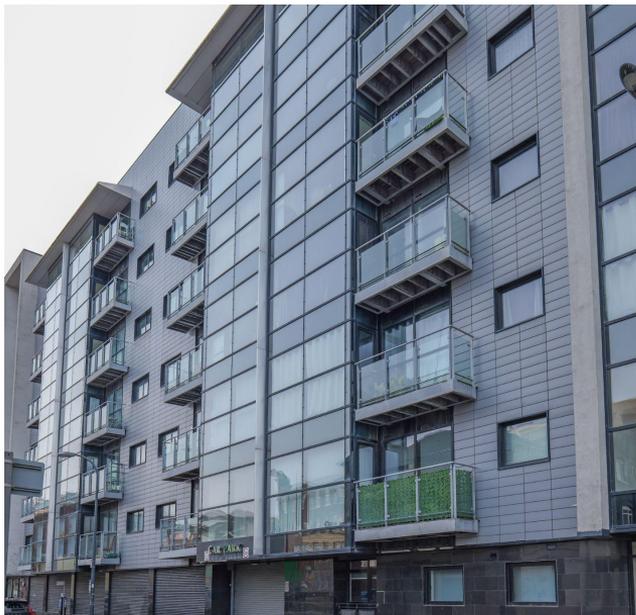


Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,032
Mortgage Payments on £103,500.00 @ 5%	£431.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£250.00
Ground Rent	£35.00
Letting Fees	£103.20
Total Monthly Costs	£834.45
Monthly Net Income	£197.55
Annual Net Income	£2,370.60
Net Return	5.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£306.60**
Adjusted To

Net Return **0.72%**

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

Annual Net Income **£720.60**
Adjusted To

Net Return **1.69%**

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 £160,000.



£160,000

2 bedroom apartment for sale

+ Add to report

Hamilton House, 26 Pall Mall, Liverpool

NO LONGER ADVERTISED

Marketed From 4 Dec 2018 to 4 Apr 2022 (1217 days) by North Property Group, Leeds



£140,000

2 bedroom flat for sale

+ Add to report

Pall Mall, LIVERPOOL, Merseyside, L3

NO LONGER ADVERTISED

Marketed from 30 Jan 2025 to 26 Sep 2025 (239 days) by Entwistle Green, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom flat

Hamilton House, 26 Pall Mall, Liverpool, Merseyside, L3

CURRENTLY ADVERTISED

Marketed from 2 Feb 2026 by Thornley Groves, Chester

+ Add to report



£1,000 pcm

2 bedroom flat

Hamilton House,

NO LONGER ADVERTISED

Marketed from 1 Feb 2026 to 2 Feb 2026 (1 days) by Lettingsupermarket.com, National

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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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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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