

LET PROPERTY PACK

INVESTMENT INFORMATION

Kiddman Street, L9

224863083

 www.letproperty.co.uk





Property Description

Our latest listing is in Kiddman Street, L9

Get instant cash flow of **£550** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£747** which would provide the investor a Gross Yield of **11.2%** 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...



Kiddman Street, L9

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Property Key Features

2 Bedrooms

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £747

Lounge



Kitchen



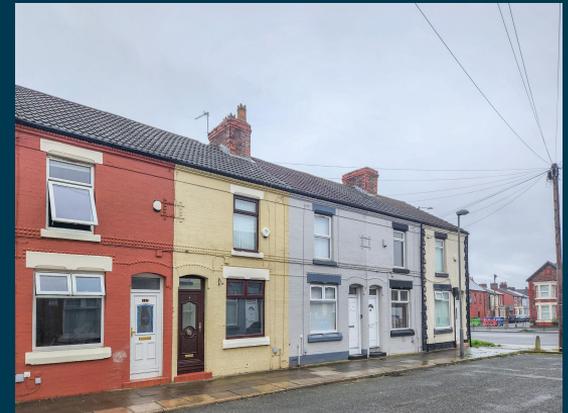
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 747

Returns Based on Rental Income	£550	£747
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£74.70
Total Monthly Costs	£320.00	£339.70
Monthly Net Income	£230.00	£407.30
Annual Net Income	£2,760.00	£4,887.60
Net Return	11.04%	19.55%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,393.60**
Adjusted To

Net Return **13.57%**

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

Annual Net Income **£3,687.60**
Adjusted To

Net Return **14.75%**

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 £90,000.



£90,000

2 bedroom terraced house for sale

+ A

Kiddman Street, Liverpool, L9

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2024 to 26 Dec 2024 (138 days) by Purplebricks, covering Liverpool



£90,000

2 bedroom terraced house for sale

+ Add

Kidman Street, Liverpool

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 20 Feb 2025 to 6 Jul 2025 (135 days) by Greenbank Property Services, Kirkby

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

2 bedroom house

+ Ad

Bodmin Road, Liverpool. L4

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Dec 2025 to 23 Jan 2026 (36 days) by Sutton Kersh Lettings, West Derby



£875 pcm

2 bedroom terraced house

Milman Road, Anfield, Liverpool, Merseyside, L4

CURRENTLY ADVERTISED

Marketed from 19 Feb 2026 by Move Residential, Mossley Hill

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: **10 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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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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