

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Priory Road, Liverpool, L4

225344290

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Priory Road, Liverpool, L4

Get instant cash flow of **£1,600** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Priory Road, Liverpool, L4

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## Property Key Features

**Portfolio of 1-Bedroom Flat and a Commercial**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,600**

**Market Rent: £2,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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

## ASSUMED PURCHASE PRICE

£ 284,000.00

SDLT Charge **£18,400**

Legal Fees **£1,000**

Total Investment **£303,400**

# Projected Investment Return

The monthly rent of this property is currently set at £1,600 per calendar month but the potential market rent is

£ 2,000



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



Returns Based on Rental Income	£1,600	£2,000
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£160.00	£200.00
<b>Total Monthly Costs</b>	<b>£175.00</b>	<b>£215.00</b>
<b>Monthly Net Income</b>	<b>£1,425.00</b>	<b>£1,785.00</b>
<b>Annual Net Income</b>	<b>£17,100.00</b>	<b>£21,420.00</b>
<b>Net Return</b>	<b>5.64%</b>	<b>7.06%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£17,420**  
Adjusted To

Net Return                      **5.74%**



# 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 £300,000.



£300,000

## 3 bedroom terraced house for sale

Priory Road, Liverpool

NO LONGER ADVERTISED

Marketed from 27 Jul 2024 to 9 Aug 2024 (13 days) by WiseMove, Widnes



£260,000

## 3 bedroom detached house for sale

Townsend Lane, Liverpool, Merseyside, L60BB

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 May 2024 to 12 Aug 2024 (100 days) by Mags Property, Liverpool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,550 based on the analysis carried out by our letting team at **Let Property Management**.



## 3 bedroom apartment

Hope Street Duplex Apartment

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Oct 2025 to 2 Jan 2026 (78 days) by Cert Property, Manchester

£2,550 pcm



## 3 bedroom apartment

Hope Street Triplex Apartments

CURRENTLY ADVERTISED

LET AGREED

Marketed from 16 Mar 2026 by Cert Property, Manchester

£2,550 pcm

# 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: **7 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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Priory Road, Liverpool, L4

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.



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