

LET PROPERTY PACK

INVESTMENT INFORMATION

Woolmoore Road Speke,
Liverpool, L24 9LP

204767736

 www.letproperty.co.uk





Property Description

Our latest listing is in Woolmoore Road Speke, Liverpool, L24 9LP

Get instant cash flow of **£700** per calendar month with a **3.8%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

3 bedrooms

3 bathroom

Garden Ground

Good Condition

Factor Fees: £25.00

Ground Rent: £250.00

Lease Length: 999

Current Rent: £700

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 220,000.00

25% Deposit	£55,000.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£62,600.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,200

Returns Based on Rental Income	£700	£1,200
Mortgage Payments on £165,000.00 @ 5%	£687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£25.00	
Ground Rent	£250.00	
Letting Fees	£70.00	£120.00
Total Monthly Costs	£1,047.50	£1,097.50
Monthly Net Income	-£347.50	£102.50
Annual Net Income	-£4,170.00	£1,230.00
Net Return	-6.66%	1.96%

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and 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 Adjusted To **-£1,170.00**

Net Return **-1.87%**

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

Annual Net Income Adjusted To **£930.00**

Net Return **1.49%**

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 £230,000.



3 bedroom detached house for sale

Shadowbrook Drive, Liverpool, Merseyside

+ Add to report

NO LONGER ADVERTISED SOLD STC

LEASEHOLD 984 YRS, GROUND RENT £200 P/A & SERVICE CHARGE £15 P/M -
COUNCIL TAX BAND C | Three Wel...

£220,000



Floorplan

SOLD PRICE HISTORY

28 Jul 2023	£230,000
3 Sep 2007	£179,995



3 bedroom end of terrace house for sale

Woolmoore Road, Liverpool, L24

+ Add to report

NO LONGER ADVERTISED SOLD STC

Three Bedrooms | End Of Terrace House | Two Bathrooms | One Reception | Double
Glazed | Garden | ...

£160,000



Floorplan

SOLD PRICE HISTORY

30 Mar 2022	£165,000
30 Mar 2005	£147,995

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,900 based on the analysis carried out by our letting team at **Let Property Management**.



£1,900 pcm

3 bedroom semi-detached house

Rosebank Road, Liverpool, L16

+ Add to report

CURRENTLY ADVERTISED

No Agent Fees | Property Reference Number: 2038998

Marketed from 1 Apr 2024 by OpenRent, London



£1,850 pcm

3 bedroom semi-detached house

Woolton Road, Woolton, Liverpool, L25

+ Add to report

NO LONGER ADVERTISED LET AGREED

****VIRTUAL TOUR AVAILABLE**** Belvoir are pleased to offer this spacious well presented three bed un...

SOLD PRICE HISTORY

Current Tenant Profile



As this property is currently tenanted, 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: **3 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?

Make an offer or
book a viewing

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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