

LET PROPERTY PACK

INVESTMENT INFORMATION

Addenbrooke Drive,
Liverpool, L24 9LL

206285556

 www.letproperty.co.uk





Property Description

Our latest listing is in Addenbrooke Drive, Liverpool, L24 9LL

This property has a potential to rent for **£1,249** which would provide the investor a Gross Yield of **7.1%** 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...



Addenbrooke Drive,
Liverpool, L24 9LL

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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Good Condition

Factor Fees: £0.00

Ground Rent: £250.00

Lease Length: 140

Market Rent: £1,249

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 210,000.00

25% Deposit	£52,500.00
SDLT Charge	£6,300
Legal Fees	£1,000.00
Total Investment	£59,800.00

Projected Investment Return



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.



Returns Based on Rental Income	£1,249
Mortgage Payments on £157,500.00 @ 5%	£656.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£250.00
Letting Fees	£124.90
Total Monthly Costs	£1,046.15
Monthly Net Income	£202.85
Annual Net Income	£2,434.20
Net Return	4.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£63.80**
Adjusted To

Net Return **-0.11%**

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

Annual Net Income **£2,284.20**
Adjusted To

Net Return **3.82%**

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 £240,000.



£240,000



3 bedroom detached house for sale

Addenbrooke Drive, I24 9LL

+ Add to report

CURRENTLY ADVERTISED SOLD STC

IMMACULATE 3 BED DETACHED PROPERTY | CONSERVATORY | MODERN KITCHEN /DINER | UTILITY ROOM | DOWNST...

SOLD PRICE HISTORY

15 Nov 2016	£169,950
31 Jan 2005	£174,995

Marketed from 22 Jan 2024 by Marshall Property, Liverpool



£235,000



3 bedroom detached house for sale

Addenbrooke Drive, Hunts Cross, Liverpool, L24

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Fantastic Three Bedroom Detached Property | Modern Fitted Kitchen with Integrated Appliances | Op...

SOLD PRICE HISTORY

25 Feb 2022	£235,000
20 Dec 2005	£186,995

Marketed from 29 Sep 2021 to 17 Feb 2022 (140 days) by Move Residential, Mossley Hill

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

3 bedroom detached house

Hillfoot Avenue, Hunts Cross, Liverpool, L25

+ Add to report

CURRENTLY ADVERTISED

We are pleased to offer for rent this much loved three bedroom semi-detached family home, ideally...

SOLD PRICE HISTORY

20 Aug 2008

£117,000



£1,300 pcm

3 bedroom semi-detached house

Hillfoot Road, Liverpool, Merseyside, L25

+ Add to report

NO LONGER ADVERTISED LET AGREED

We are pleased to offer for rent this much loved three bedroom semi-detached family home, ideally...

Marketed from 3 Nov 2023 to 29 Nov 2023 (25 days) by Whitegates, Woolton

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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Addenbrooke Drive, Liverpool, L24 9LL

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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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