

LET PROPERTY PACK

INVESTMENT INFORMATION

West Derby Road,
Liverpool, L6

209190818

 www.letproperty.co.uk





Property Description

Our latest listing is in West Derby Road, Liverpool, L6

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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 Bedrooms

1 Bathroom

Modern Kitchen

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 117 years

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £69,000.00 and borrowing of £51,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 69,000

25% Deposit **£17,250.00**

SDLT Charge **2070**

Legal Fees **£1,000.00**

Total Investment £20,320.00

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 | £650 |
| Mortgage Payments on £51,750.00 @ 5% | £215.63 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | TBC |
| Ground Rent | TBC |
| Letting Fees | £65.00 |
| Total Monthly Costs | £295.63 |
| Monthly Net Income | £354 |
| Annual Net Income | £4,253 |
| Net Return | 20.93% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,953**
Adjusted To

Net Return **14.53%**

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

Annual Net Income **£3,218**
Adjusted To

Net Return **15.83%**

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 £84,500.



£84,500

2 bedroom apartment for sale

West Derby Road, Liverpool, Merseyside, L6

+ Add to report

NO LONGER ADVERTISED

Amenities Nearby | Excellent Investment Opportunity | First Time Buyers

Marketed from 22 Jul 2022 to 22 Jul 2022 by LPS Real Estate, Liverpool



£50,000

2 bedroom apartment for sale

Apt 4 Somerset House, 453 West Derby Road, Liverpool

+ Add to report

NO LONGER ADVERTISED

For sale by auction 14th February 2018 WHY BUY? 2 x bedrooms New development
Rent potential £6,00...

Marketed from 24 Jan 2018 to 28 Feb 2018 (35 days) by Venmore, Auction Department

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom apartment

West Derby Road, Liverpool. L6

+ Add to report

CURRENTLY ADVERTISED

LET AGREED

****Available July**** | Two Bedroom Unfurnished Apartment | Open Plan Kitchen/Lounge
| Family Bathro...

Marketed from 21 May 2024 by Sutton Kersh Lettings, City Centre



£550 pcm

2 bedroom apartment

West Derby Road, Liverpool.

+ Add to report

NO LONGER ADVERTISED

LET AGREED

First Floor Apartment | Two Bedrooms | AVAILABLE NOVEMBER | Double Glazed
Windows | Electric Heat...

Marketed from 4 Oct 2022 to 22 Nov 2022 (48 days) by Sutton Kersh Lettings, Allerton

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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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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