


LET PROPERTY PACK

INVESTMENT INFORMATION

Western Avenue, Huyton,
Liverpool, L36

205880581

 www.letproperty.co.uk





Property Description

Our latest listing is in Western Avenue, Huyton, Liverpool, L36

Get instant cash flow of **£750** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.9%** 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

2 Bedrooms

1 Bathroom

Lounge and Kitchen

Three Piece Bathroom

Factor Fees: £100 PM

Ground Rent: £8 PM

Lease Length: 979 years

Current Rent: £750

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£ 1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 800



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	£750	£800
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	£100.00	
Ground Rent	£8.00	
Letting Fees	£75.00	£80.00
Total Monthly Costs	£541.75	£546.75
Monthly Net Income	£208.25	£253.25
Annual Net Income	£2,499.00	£3,039.00
Net Return	7.35%	8.94%

Return Stress Test Analysis Report



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

Annual Net Income	£1,439.00
Adjusted To	
Net Return	4.23%

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

Annual Net Income	£1,485.00
Adjusted To	
Net Return	4.37%

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 £210,000.



£210,000



Floorplan

2 bedroom bungalow for sale

Church Road, Roby, Liverpool, L36

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

GREAT LOCATION... SPACIOUS... ADAPTABLE ACCOMMODATION A good size semi-detached Dorma bungalow wi...

SOLD PRICE HISTORY

4 Jul 2022

£200,000

Marketed from 10 Dec 2021 to 10 Feb 2022 (62 days) by Whitegates, Huyton



£200,000



Floorplan

2 bedroom bungalow for sale

Church Road, Huyton

+ Add to report

NO LONGER ADVERTISED **UNDER OFFER**

Semi-detached dormer bungalow | Two double bedrooms with fitted wardrobes | Large reception roo...

SOLD PRICE HISTORY

4 Jul 2022

£200,000

Marketed from 7 Mar 2022 to 30 Jun 2022 (114 days) by Venmore, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom apartment

Grange Lane, Gateacre, Liverpool, Merseyside, L25

+ Add to report

NO LONGER ADVERTISED

Whitegates Woolton bring to the rental market this two bedroom apartment which would ideally suit...

Marketed from 23 Jul 2022 to 12 Nov 2022 (111 days) by Whitegates, Woolton



£1,200 pcm

2 bedroom flat

Thingwall Lane, Liverpool, L14

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1451638

Marketed from 3 Jan 2024 to 21 Jan 2024 (18 days) by OpenRent, London

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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