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# LET PROPERTY PACK

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### **INVESTMENT** INFORMATION

Woolton Road Allerton, Liverpool, L19 5NH

209159754

(🌐 www.letproperty.co.uk 🔵

### **LETPR®PERTY**





# **Property** Description

Our latest listing is in Woolton Road Allerton, Liverpool, L19 5NH

Get instant cash flow of £450 per calendar month with a 9.0% Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **13.0%** 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...

### **LETPR@PERTY**





### Woolton Road Allerton, Liverpool, L19 5NH

209159754

**Property Key Features** 

Studio Flat 1 Bathroom Modern Kitchen and Bathroom Rear Garden Space Easy Access to Local Amenities

Factor Fees: £63 pm Ground Rent: TBC Lease Length: 947 years Current Rent: £450 Market Rent: £650

# Lounge/Bedroom





# **Kitchen**





# Bathroom









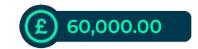






Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

### ASSUMED PURCHASE PRICE

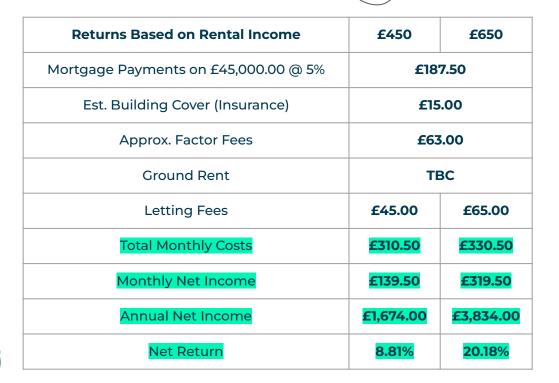


25% Deposit	£15,000.00
SDLT Charge	£3,000
Legal Fees	£1,000.00
Total Investment	£19,000.00

# **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. The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is





650

### Return Stress Test Analysis Report





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

Annual Net Income£2,534.00Adjusted To

Net Return 13.34%

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

Annual Net Income **£2,934.00** Adjusted To

Net Return 15.44%

# 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 £60.000.



£60,000

#### Studio flat for sale

Woolton Road, West Allerton, Liverpool, L19

### NO LONGER ADVERTISED

One Bedroom Studio Apartment | Available for Sale with No Onward Chain | Substantial Fitted Kitch...

SOLD PRICE HISTORY



### Studio flat for sale

Woolton Road Woolton L19

### NO LONGER ADVERTISED

Studio apartment | Great Location | Instant investment | Close to transport links | EPC Rating...

Marketed from 4 Jan 2021 to 1 Jun 2021 (148 days) by Andrew Louis, Liverpool

+ Add to report

+ Add to report

£45,000

### **Rent Comparables Report**

This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.

1 bedroom flat



£650 pcm





£450 pcm

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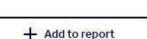
Woolton Road, Liverpool

NO LONGER ADVERTISED LET AC

ED LET AGREED

Studio Apartment | Ground Floor | Fantastic Transport Links | Immaculate Shower Room | Luxurious ...

SOLD PRICE HISTORY



+ Add to report



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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

### Woolton Road Allerton, Liverpool, L19 5NH

### 209159754

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.



# Call us on 0141 478 0985

