

LET PROPERTY PACK

INVESTMENT INFORMATION

Colebrooke Road,
Liverpool, L17 7BY

208490318

 www.letproperty.co.uk





Property Description

Our latest listing is in Colebrooke Road, Liverpool, L17 7BY

This property has a potential to rent for **£1,600** which would provide the investor a Gross Yield of **5.6%** 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

5 Bedrooms

2 Bathrooms

Spacious Rooms

Fantastic Rental Returns

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Market Rent: £1,600

Lounge



Kitchen



Bedrooms





Figures based on assumed purchase price of £340,000.00 and borrowing of £255,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 340,000.00

25% Deposit	£85,000.00
SDLT Charge	£14,700
Legal Fees	£1,000.00
Total Investment	£100,700.00

Projected Investment Return



The potential market rent for this property is

£ 1,600

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	£1,600
Mortgage Payments on £255,000.00 @ 5%	£1,062.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£160.00
Total Monthly Costs	£1,237.50
Monthly Net Income	£362.50
Annual Net Income	£4,350.00
Net Return	4.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,150.00**
Adjusted To

Net Return **1.14%**

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

Annual Net Income **-£750.00**
Adjusted To

Net Return **-0.74%**

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 £350,000.



£350,000

5 bedroom terraced house for sale

Colebrooke Road, Liverpool, L17

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Sought after location | Open plan Kitchen/diner | Five double bedrooms | Downstairs WC | Overlook...

SOLD PRICE HISTORY



£350,000

2 bedroom flat for sale

Alexandra Drive, Liverpool

+ Add to report

NO LONGER ADVERTISED

Freehold | Off Road Parking | Communal Garden & Stones Throw From Sefton Park | High Level Of Spe...

Marketed from 10 Jan 2023 to 21 Jul 2023 (191 days) by Quicklist, Nationwide

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

4 bedroom terraced house

Colebrooke Road, L17

+ Add to report

NO LONGER ADVERTISED

Available Now | Available With Zero Deposits | Four Bedrooms | En-Suite Bathrooms | Spacious | Tw...

SOLD PRICE HISTORY



£1,450 pcm

4 bedroom terraced house

Colebrooke Road, Liverpool

+ Add to report

NO LONGER ADVERTISED

FOUR BEDROOM PROPERTY | MID TERRACE | TWO LARGE DOUBLE BEDROOMS | GENEROUS SIZED LOUNGE | FRESH M...

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**

 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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