

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Aidans Way, Bootle, L30

208940647

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Aidans Way, Bootle, L30

Get instant cash flow of **£500** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **16.7%** 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 be a rewarding addition to an investor portfolio.

Don't miss out on this fantastic investment opportunity...



St. Aidans Way, Bootle,
L30

208940647



Property Key Features

2 bedroom

1 bathroom

Spacious rooms

Garden Ground Space

Factor Fees: 50 - 100

Ground Rent: TBC

Lease Length: 82 years

Current Rent: £500

Market Rent: £800

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 57,500

SDLT Charge	£1,725
Legal Fees	£1,000
Total Investment	£60,225

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 800



Returns Based on Rental Income	£500	£800
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	TBC	
Letting Fees	£50.00	£80.00
Total Monthly Costs	£95.00	£125.00
Monthly Net Income	£405.00	£675.00
Annual Net Income	£4,860.00	£8,100.00
Net Return	8.07%	13.45%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£6,500**
Adjusted To

Net Return **10.79%**



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 £65,000.



£65,000

3 bedroom flat for sale

St. Aidans Way, Bootle, L30

+ Add to report

NO LONGER ADVERTISED

Great Investment Opportunity | Great Location | No Chain | Three Bedrooms | Large Lounge | Modern...

SOLD PRICE HISTORY



£54,950

2 bedroom apartment for sale

St Aidans Way, Netherton, Liverpool, L30

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Are you looking for an amazing investment?.... LOOK NO FURTHER! Whitegates are delighted to bring...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom apartment

Kinross Road, Waterloo, L22 1RS

NO LONGER ADVERTISED

LET AGREED

+ Add to report

Duplex located in Waterloo | Private garden | Modern and bright | Excellent value for money | Rea...

Marketed from 21 Dec 2023 to 30 Jan 2024 (40 days) by Entwistle Green, Crosby



£795 pcm

2 bedroom flat

Moss Lane, Bootle

CURRENTLY ADVERTISED

LET AGREED

+ Add to report

Student-friendly property | Ideal for sharers | Parking

Marketed from 18 Jul 2024 by Quicklister, Nationwide

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**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



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



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.



www.letproperty.co.uk

St. Aidans Way, Bootle, L30

PROPERTY ID: 12345678

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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