

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Aidans Way, Bootle, L30

208979029

 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 **£840** which would provide the investor a Gross Yield of **17.5%** 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

208979029



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: £840

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

£ 840

Returns Based on Rental Income	£500	£840
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£30.00	
Ground Rent	TBC	
Letting Fees	£50.00	£84.00
Total Monthly Costs	£95.00	£129.00
Monthly Net Income	£405.00	£711.00
Annual Net Income	£4,860.00	£8,532.00
Net Return	8.07%	14.17%

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 **£6,852**
Adjusted To

Net Return **11.38%**



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 £54,950.



£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



£40,000

2 bedroom flat for sale

St. Aidans Way, Bootle, Merseyside, L30 3TN

+ Add to report

NO LONGER ADVERTISED

Being Sold via Secure Sale online bidding. Terms & Conditions apply | First Floor Flat | Two Bedr...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom apartment

Avon Court, Crosby, Liverpool, Merseyside, L23

+ Add to report

CURRENTLY ADVERTISED

Crosby Village Location | Fantastic Local Amenities | Bright and Airy Feel | Modern Kitchen Diner...

Marketed from 7 Aug 2024 by Anthony James Estate Agents, Southport



£850 pcm

2 bedroom apartment

Hicks Road, Waterloo, Liverpool, L22

+ Add to report

NO LONGER ADVERTISED LET AGREED






Two Bedroom Ground floor Apartment | Modern Finish Throughout | Open Plan Kitchen / Lounge | En S...

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**
-  Current term of tenancy: **5 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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