

LET PROPERTY PACK

INVESTMENT INFORMATION

Standish Street, Liverpool,
L3

210151843

 www.letproperty.co.uk





Property Description

Our latest listing is in Standish Street, Liverpool, L3

Get instant cash flow of **£895** per calendar month with a **5.5%** Gross Yield for investors.

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...



Standish Street, Liverpool,
L3

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Property Key Features

2 bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

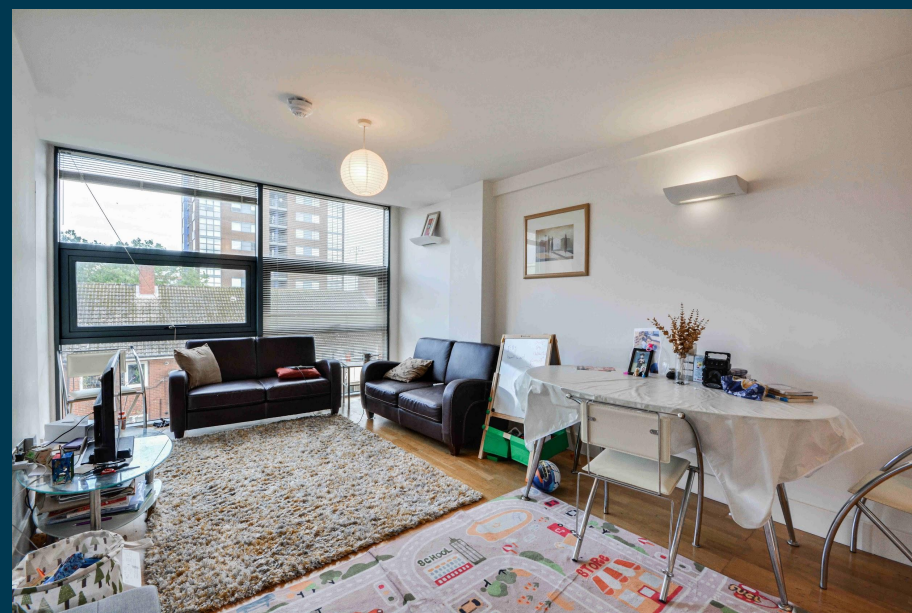
Factor Fees: £1500 per annum

Ground Rent: TBC

Lease Length: 126 yrs

Current Rent: £895

Lounge



Kitchen



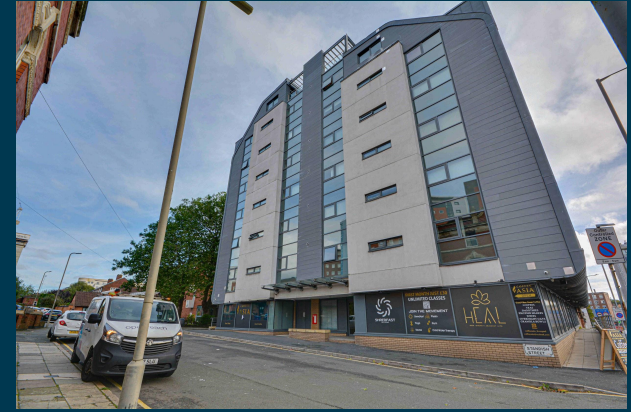
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £196,000.00 and borrowing of £147,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 196,000.00

25% Deposit	£49,000.00
SDLT Charge	£5,880
Legal Fees	£1,000.00
Total Investment	£55,880.00

Projected Investment Return



The monthly rent of this property is currently set at

£ 895

Returns Based on Rental Income	£895
Mortgage Payments on £147,000.00 @ 5%	£612.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£125.00
Ground Rent	TBC
Letting Fees	£89.50
Total Monthly Costs	£842.00
Monthly Net Income	£53.00
Annual Net Income	£636.00
Net Return	1.14%

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 **-£1,154.00**
Adjusted To

Net Return **-2.07%**

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


Annual Net Income **-£2,304.00**
Adjusted To

Net Return **-4.12%**

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 £160,000.




2 bedroom apartment for sale [+ Add to report](#)


Standish Street, Liverpool, Merseyside, L3

CURRENTLY ADVERTISED

Marketed from 11 Jun 2024 by Sutton Kersh, City Centre

Fourth Floor Apartment | Open Plan Lounge/Kitchen | Two Bedrooms | En-Suite Shower Room | Family ...

 Floor plan: [View](#)




2 bedroom apartment for sale [+ Add to report](#)

Standish Street, Liverpool

NO LONGER ADVERTISED

Marketed from 25 Jul 2023 to 27 Mar 2024 (245 days) by Jones & Chapman, Allerton

Two Bedroom Apartment City Centre Location | Open Plan Living | Lounge | Fitted Kitchen | family...

 Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

2 bedroom duplex

+ Add to report

Focus Building, Standish Street, Liverpool

NO LONGER ADVERTISED LET AGREED

Marketed from 6 Dec 2022 to 23 Jan 2023 (48 days) by City Residential, Liverpool



£1,200 pcm

2 bedroom apartment

+ Add to report

Focus Building, Liverpool, L3 2BD

NO LONGER ADVERTISED LET AGREED

Marketed from 9 Oct 2023 to 24 Oct 2023 (14 days) by Nationwide Estate Agents, Chorley

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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210151843

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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