

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Standish Street Liverpool  
L3 2 BD

210151843

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Standish Street Liverpool L3 2 BD

Get instant cash flow of **£895** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.8%** 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...



Standish Street Liverpool  
L3 2 BD

210151843



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Modern Kitchen**

**Factor Fees: £171.00 PM**

**Ground Rent: TBC**

**Lease Length: 79 years**

**Current Rent: £895**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £154,000.00 and borrowing of £115,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 154,000.00

25% Deposit £38,500.00

SDLT Charge £8,280

Legal Fees £1,000.00

**Total Investment £47,780.00**

# Projected Investment Return



The monthly rent of this property is currently set at £895 per calendar month but the potential market rent is

£1,000



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	£895	£1,000
Mortgage Payments on £115,500.00 @ 5%	£481.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£171.00	
Ground Rent	TBC	
Letting Fees	£89.50	£100.00
Total Monthly Costs	£756.75	£767.25
Monthly Net Income	£138.25	£232.75
Annual Net Income	£1,659.00	£2,793.00
Net Return	3.47%	5.85%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£793.00**  
Adjusted To

Net Return                      **1.66%**

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

Annual Net Income      **£483.00**  
Adjusted To

Net Return                      **1.01%**

# 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 £207,000.



£207,000

## 2 bedroom apartment for sale

+ Add to report

Plot 9 Vauxhall road, Liverpool

CURRENTLY ADVERTISED

Marketed from 10 Feb 2025 by CityRise, Leeds

\*\*\*Investors Only\*\*\* | Brand new development | 1 and 2-bedroom apartments | Luxury specification ...



£200,000

## 2 bedroom apartment for sale

+ Add to report

Apartment 29, Midghall Street

NO LONGER ADVERTISED

Marketed from 25 Jul 2024 to 4 Oct 2024 (71 days) by Elite Realty Invest, Liverpool

BRAND NEW development just launched in Liverpool City Centre. Spread across 7 floors and 62 resid...

# 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Standish Street Liverpool L3 2 BD

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.



**LETPROPERTY**