

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 **£945** per calendar month with a **7.4%** 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.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Standish Street, Liverpool,
L3

210151843



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £171.00 PM

Ground Rent: £16.67 PM

Lease Length: 79 years

Current Rent: £945

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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 £945 per calendar month but the potential market rent is

£ 1,000



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£945	£1,000
Mortgage Payments on £115,500.00 @ 5%	£481.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£171.00	
Ground Rent	£16.67	
Letting Fees	£94.50	£100.00
Total Monthly Costs	£778.42	£783.92
Monthly Net Income	£166.58	£216.08
Annual Net Income	£1,998.96	£2,592.96
Net Return	4.18%	5.43%

Return Stress Test Analysis Report



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

Annual Net Income **£592.96**
Adjusted To

Net Return **1.24%**

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 £160,000.

 £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
 £150,000	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 £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom apartment

+ Add to report

Standish Street, Liverpool, Merseyside, L3

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Aug 2023 to 13 Oct 2023 (48 days) by Reeds Rains, Liverpool



£1,200 pcm

2 bedroom apartment

+ Add to report

Focus Building, Standish Street, Liverpool

CURRENTLY ADVERTISED

Marketed from 19 Sep 2025 by Berkeley Shaw Real Estate, Crosby

DOUBLE BEDROOMS | FURNISHED | CITY CENTRE LOCATION | ALLOCATED PARKING

Current Tenant Profile



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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