

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Standish Street, Liverpool, 13

210151843











## **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



# **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**







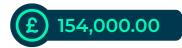
## **Initial Outlay**





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**



25% Deposit **£38,500.00** 

SDLT Charge £8,280

Legal Fees £1,000.00

Total Investment £47,780.00

## **Projected Investment Return**





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

The monthly rent of this property is currently set at £945 per calendar month but the potential market rent is



| 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%     | <b>5.43</b> % |

## 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

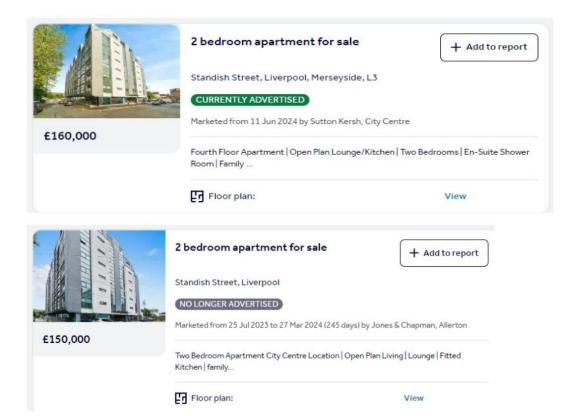
Net Return

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.



## Rent Comparables Report



+ Add to report

+ Add to 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

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

Focus Building, Standish Street, Liverpool

**CURRENTLY ADVERTISED** 

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

DOUBLE REDDOOMS LEUDNISHED LOTTY CENTRE LOCATION LA LLOCATED BARRING

#### **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



Current term of tenancy: **Moved in** within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Standish Street, Liverpool, L3



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.