

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Shaw Street, Liverpool, L6

209329698

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





## Property Description

Our latest listing is in Shaw Street, Liverpool, L6

Get instant cash flow of **£750** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Shaw Street, Liverpool, L6

209329698



## Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £220 pm

Ground Rent: £6.00 pm

Lease Length: 101 years

Current Rent: £750

Market Rent: £850

# Lounge

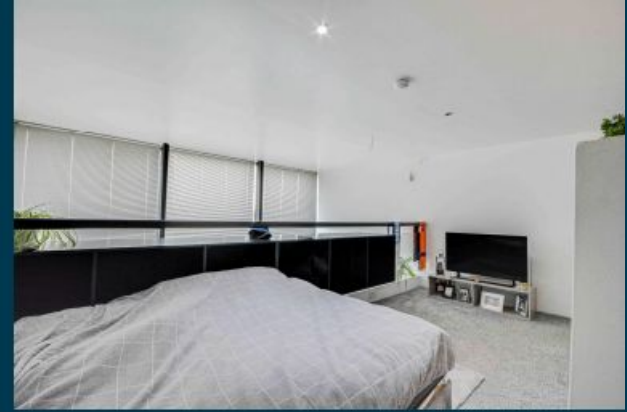




# Kitchen



# Bedrooms

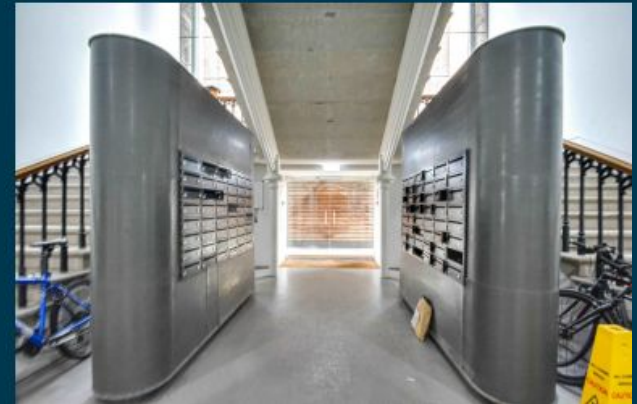


# Bathroom





# Exterior







Figures based on assumed purchase price of £105,600.00 and borrowing of £79,200.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 105,600.00

25% Deposit	£26,400.00
SDLT Charge	£5,280
Legal Fees	£1,000.00
Total Investment	£32,680.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£750	£850
Mortgage Payments on £79,200.00 @ 5%	£330.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£220.00	
Ground Rent	£6.00	
Letting Fees	£75.00	£85.00
Total Monthly Costs	£646.00	£656.00
Monthly Net Income	£104.00	£194.00
Annual Net Income	£1,248.00	£2,328.00
Net Return	3.82%	7.12%

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      **£628.00**  
Adjusted To

Net Return                      **1.92%**

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

Annual Net Income      **£816.00**  
Adjusted To

Net Return                      **2.50%**



# 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

20 Shaw Street, Liverpool, L6

+ Add to report

CURRENTLY ADVERTISED

Two Bedroom Duplex Apartment | City Centre Location | Secure Parking | Balcony

Marketed from 13 Feb 2024 by Purplebricks, covering Liverpool



£155,000

## 2 bedroom flat for sale

The Collegiate, Shaw Street, Liverpool

+ Add to report

NO LONGER ADVERTISED UNDER OFFER

Two-bedroom first floor apartment | Fantastic original features | Well-presented | No onward chai...

Marketed from 19 Sep 2023 to 5 Jul 2024 (290 days) by Berkeley Shaw Real Estate, Crosby

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 1 bedroom apartment

Shaw Street, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jun 2024 to 15 Jul 2024 (35 days) by City Residential, Liverpool

+ Add to report



£950 pcm

## 1 bedroom apartment

The Collegiate, Liverpool. L6

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2024 to 29 Jul 2024 (19 days) by Sutton Kersh Lettings, City Centre

+ Add to report

# 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: **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.





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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.



**LETPROPERTY**