

LET PROPERTY PACK

INVESTMENT INFORMATION

Whittington House Beach
Road, Litherland, L21 2NE

211425958

 www.letproperty.co.uk





Property Description

Our latest listing is in Whittington House
Beach Road, Litherland, L21 2NE

Get instant cash flow of **£460** per calendar
month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£793**
which would provide the investor a Gross Yield
of **11.1%** 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...



Whittington House Beach
Road, Litherland, L21 2NE

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Bathroom

Factor Fees: £145.75 pm

Ground Rent: TBC

Lease Length: 979 years

Current Rent: £460

Market Rent: £793

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

Projected Investment Return



The monthly rent of this property is currently set at £460 per calendar month but the potential market rent is

£793



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	£460	£793
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£145.75	
Ground Rent	TBC	
Letting Fees	£46.00	£79.30
Total Monthly Costs	£475.50	£508.80
Monthly Net Income	-£15.50	£284.20
Annual Net Income	-£186.00	£3,410.40
Net Return	-0.69%	12.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,824.40**
Adjusted To

Net Return **6.81%**

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

Annual Net Income **£2,120.40**
Adjusted To

Net Return **7.91%**

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 £95,000.



£95,000

2 bedroom flat for sale

+ Add to report

Queen Street, Waterloo, Liverpool, Merseyside, L22

CURRENTLY ADVERTISED

Marketed from 21 Dec 2024 by Clive Watkin, Crosby

ATTENTION INVESTORS..... SOLD WITH TENANT IN SITU - Current tenant is paying £795 (AST in...



£90,000

2 bedroom apartment for sale

+ Add to report

Crosby Road North, Waterloo, Liverpool, Merseyside, L22 0AD

NO LONGER ADVERTISED

Marketed from 28 Oct 2024 to 28 Mar 2025 (151 days) by Pattinson Estate Agents, Auction

Being Sold via Secure Sale online bidding. Terms and Conditions apply. | TWO BEDROOM APARTMENT |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

2 bedroom apartment

Park Terrace, Liverpool, L22

NO LONGER ADVERTISED

Marketed from 14 Jan 2025 to 4 Mar 2025 (49 days) by Prime Residential Property Management, Manchester

+ Add to report

Available 10th February 2025. Charming 2-bedroom unfurnished apartment boasting a garden and resi...



£800 pcm

2 bedroom apartment

Park Terrace, Crosby, Liverpool, L22

NO LONGER ADVERTISED

Marketed from 13 Nov 2024 to 26 Mar 2025 (133 days) by Prime Residential Property Management, Manchester

+ Add to report

Available NOW. Upper Floor 2 bedroom apartment available unfurnished. Boasting a garden and off-s...

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: **5 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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Litherland, L21 2NE

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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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