

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Simons Croft, Bootle, L30  
2RT

210739150

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





## Property Description

Our latest listing is in Simons Croft, Bootle, L30 2RT

Get instant cash flow of **£685** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£873** which would provide the investor a Gross Yield of **7.6%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Simons Croft, Bootle, L30  
2RT

210739150



## Property Key Features

**4 bedrooms**

**1 bathroom**

**Well Maintained Property**

**Likely to attract enquiries from  
Serious Investors & Developers**

**Factor Fees: TBC**

**Ground Rent: £10**

**Lease Length: TBC**

**Current Rent: £685**

**Market Rent: £873**

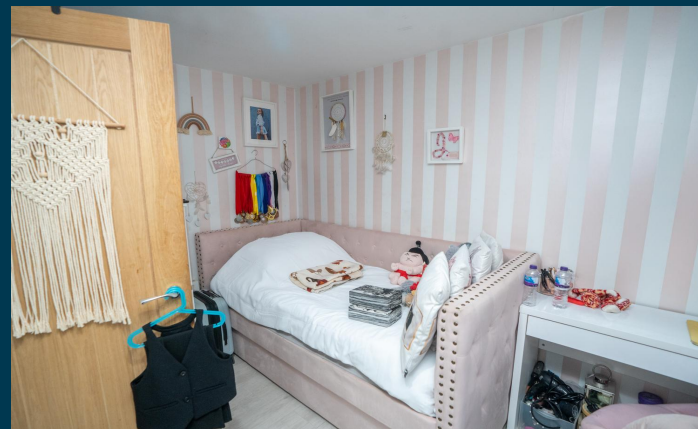
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

# Projected Investment Return



The monthly rent of this property is currently set at £685 per calendar month but the potential market rent is

£ 873



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	£685	£873
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.10	
Letting Fees	£68.50	£87.30
<b>Total Monthly Costs</b>	<b>£514.85</b>	<b>£533.65</b>
<b>Monthly Net Income</b>	<b>£170.15</b>	<b>£339.35</b>
<b>Annual Net Income</b>	<b>£2,041.80</b>	<b>£4,072.20</b>
<b>Net Return</b>	<b>5.15%</b>	<b>10.27%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,326.20**  
Adjusted To

Net Return                      **5.87%**

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

Annual Net Income      **£2,003.40**  
Adjusted To


Net Return                      **5.05%**



# 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 £150,000.



**4 bedroom end of terrace house for sale** [+ Add to report](#)

Argo Road, Waterloo, Merseyside, L22


**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 4 Jan 2024 to 1 Sep 2024 (240 days) by Whitegates, Sefton

---

PRICED TO SELL.... JUST LOOK AT THIS OPPORTUNITY! Whitegates are delighted to bring to the market ...

**£150,000**



**4 bedroom end of terrace house for sale** [+ Add to report](#)

Eskdale Road, Liverpool, L9

**CURRENTLY ADVERTISED**

Marketed from 6 Nov 2024 by Let Property Sales & Management, Glasgow

---

Buy-to-Let Opportunity | Long Term Tenant Currently Situated | Likely to attract enquiries from S...

**£147,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as 950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 4 bedroom end of terrace house

+ Add to report

Helsby Road, Liverpool, Merseyside, L9

**CURRENTLY ADVERTISED** **LET AGREED**

Marketed from 31 Oct 2024 by Mags Property, Liverpool

Close to public transport | Fitted Kitchen | Garden | Newly Refurbished | End Of Terrace | 4 Bedr...



£895 pcm

## 4 bedroom end of terrace house

+ Add to report

Makin Street, Liverpool

**NO LONGER ADVERTISED** **LET AGREED**






Marketed from 22 Jul 2024 to 19 Oct 2024 (88 days) by JD Estate Agents, Liverpool

Large Lounge Area | Modern Kitchen | Newly Refurbished | Family Bathroom | Bright Dining Room | 4...

# 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: **5 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)

Simons Croft, Bootle, L30 2RT

210739150

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**