

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Neptune Place, Liverpool,  
L8 5AP

213374006

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





## Property Description

Our latest listing is in Neptune Place,  
Liverpool, L8 5AP

Get instant cash flow of **£850** per calendar  
month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£1,200**  
which would provide the investor a Gross Yield  
of **9.1%** 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...



Neptune Place, Liverpool,  
L8 5AP

213374006



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Well Maintained Property**

**Three-Piece Bath**

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

**Factor Fees: £118 pm**

**Ground Rent: £250 pa**

**Lease Length: 100 years**

**Current Rent: £850**

**Market Rent: £1,200**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £159,000.00 and borrowing of £119,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 159,000.00

25% Deposit	£39,750.00
SDLT Charge	£7,950
Legal Fees	£1,000.00
Total Investment	£48,700.00

# Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 1,200



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	£850	£1,200
Mortgage Payments on £119,250.00 @ 5%	£496.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£118.00	
Ground Rent	£21.00	
Letting Fees	£85.00	£120.00
Total Monthly Costs	£735.88	£770.88
Monthly Net Income	£114.13	£429.13
Annual Net Income	£1,369.50	£5,149.50
Net Return	2.81%	10.57%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,749.50**  
Adjusted To

Net Return                      **5.65%**

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

Annual Net Income      **£3,016.50**  
Adjusted To


Net Return                      **6.19%**



# 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 £162,000.



**£162,000**

### 1 bedroom apartment for sale


Parliament Street, Liverpool, Merseyside, L8

**NO LONGER ADVERTISED**

Marketed from 1 Aug 2024 to 22 Nov 2024 (112 days) by Sutton Kersh, City Centre

Second Floor Apartment | Open Plan Lounge/Kitchen | One Bedroom | Double Glazed Windows | Electri...

+ Add to report



**£160,000**

### 1 bedroom apartment for sale

Parliament Square, Liverpool City Centre

**NO LONGER ADVERTISED**

Marketed from 23 Jan 2025 to 13 Feb 2025 (20 days) by RW Invest, Liverpool

1-Bed Apartment in Stunning New Build Development | Upwards of 6% NET Yields | Fully-Furnished to...

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,220 based on the analysis carried out by our letting team at **Let Property Management**.



£1,220 pcm

## 1 bedroom apartment

+ Add to report

Flat 251, The Copper House, 25 Strand Street, Liverpool, L1 8AT

NO LONGER ADVERTISED

Marketed from 15 May 2024 to 17 May 2024 (2 days) by Apo, Liverpool

YOUR APARTMENT \* Spacious double bedroom \* Ensuite bathroom with deluxe finish \* Stylish open pla...



£1,210 pcm

## 1 bedroom apartment

+ Add to report

Flat 174, The Copper House, 25 Strand Street, Liverpool, L1 8AS

NO LONGER ADVERTISED

Marketed from 5 Apr 2024 to 19 Apr 2024 (13 days) by Apo, Liverpool

YOUR APARTMENT \* Spacious double bedroom \* Ensuite bathroom with deluxe finish \* Stylish open pla...

# 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.





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

Neptune Place, Liverpool, L8 5AP

213374006

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**