

LET PROPERTY PACK

INVESTMENT INFORMATION

Whitby Street, Liverpool, L6

213226631

 www.letproperty.co.uk





Property Description

Our latest listing is in Whitby Street, Liverpool, L6

Get instant cash flow of **£595** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Whitby Street, Liverpool,
L6

213226631



Property Key Features

2 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £595

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£2,250
Legal Fees	£1,000.00
Total Investment	£22,000.00

Projected Investment Return



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.



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£595	£650
Mortgage Payments on £56,250.00 @ 5%	£234.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£59.50	£65.00
Total Monthly Costs	£308.88	£314.38
Monthly Net Income	£286.13	£335.63
Annual Net Income	£3,433.50	£4,027.50
Net Return	15.61%	18.31%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,727.50**
Adjusted To

Net Return **12.40%**

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


Annual Net Income **£2,902.50**
Adjusted To

Net Return **13.19%**

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 £80,000.00.



2 bedroom apartment for sale


October Drive, Liverpool, Merseyside

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 10 Jan 2025 by Springbok Properties, Nationwide

Leasehold: 999 years from 1 January 2006 | Ground Rent £150 Annually / Service Charge £1262.11 An...

£80,000

 [View floor plan](#)


Sold price history: [View](#)

29/08/2006 **£132,000**

EPC: [View](#)

(Approx.) Sqft: **646 sq ft** Price (£) per sqft: **£123.87**

[+ Add to report](#)



2 bedroom terraced house for sale

August Road, Liverpool, Merseyside, L8

CURRENTLY ADVERTISED

Marketed from 6 Jan 2025 by Venmore, Auction Department

£80,000




FOR SALE BY ONLINE AUCTION 5TH FEBRUARY 2025: Two-bedroom mid terrace located on August Road.

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.

 £650 pcm	<div>2 bedroom flat</div> <div>+ Add to report</div> <div>Balmoral Road, Liverpool, Merseyside, L6</div> <div>CURRENTLY ADVERTISED</div> <div>Marketed from 17 Jan 2025 by Almond Property By Sue Taylor, Liverpool</div> <div>Un-Furnished Shops and amenities nearby Close to public transport Fitted Kitchen</div> <div> EPC: <div>View</div></div> <div>(Approx.) Sqft: 431 sq ft Price (£) per sqft: £1.51</div>
 £650 pcm	<div>2 bedroom flat</div> <div>+ Add to report</div> <div>Moscow Drive, Tuebrook, Liverpool, L15</div> <div>CURRENTLY ADVERTISED LET AGREED</div> <div>Marketed from 6 Jan 2025 by Belvoir, West Derby</div> <div>Ground Floor Great Transport links Modern Layout En suite Parking space</div>

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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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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