

LET PROPERTY PACK

INVESTMENT INFORMATION

Tabley Street , Liverpool, L1

211428401





Property Description

Our latest listing is in Tabley Street , Liverpool, L1

Get instant cash flow of **£600** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£673** which would provide the investor a Gross Yield of **8.8%** 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...



Tabley Street , Liverpool,
L1

211428401



Property Key Features

1 Bedroom

1 Bathroom

Three Piece Bathroom

Well-Maintained Property

Factor Fees: £93.00 PM

Ground Rent: £17.00 PM

Lease Length: 132 years

Current Rent: £600

Market Rent: £673

Lounge



Kitchen



Bedrooms



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 673



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	£600	£673
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£93.00	
Ground Rent	£17.00	
Letting Fees	£60.00	£67.30
Total Monthly Costs	£472.50	£479.80
Monthly Net Income	£127.50	£193.20
Annual Net Income	£1,530.00	£2,318.40
Net Return	5.35%	8.11%

Return **Stress Test** Analysis Report



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

Annual Net Income **£972.40**
Adjusted To

Net Return **3.40%**

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

Annual Net Income **£1,142.40**
Adjusted To

Net Return **3.99%**

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 £98,000.



£98,000

1 bedroom flat for sale

Lydia Ann Street, Liverpool, Merseyside, L1

CURRENTLY ADVERTISED

Marketed from 28 May 2024 by Let Property Sales & Management, Glasgow

+ Add to report



£95,000

1 bedroom flat for sale

Lydia Ann Street, Liverpool, Merseyside, L1

NO LONGER ADVERTISED

Marketed from 25 Jul 2024 to 19 Aug 2024 (25 days) by Venmore, Auction Department

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

1 bedroom flat

+ Add to report

32 Tabley Street, , Liverpool , L1 8DW

NO LONGER ADVERTISED

Marketed from 27 Aug 2024 to 28 Aug 2024 by Hunters, Liverpool



£780 pcm

1 bedroom apartment

+ Add to report

Kings Dock Mill Liverpool L1

NO LONGER ADVERTISED

Marketed from 3 Jul 2024 to 8 Jul 2024 (5 days) by Grainger, North

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: **Moved in within the last 2 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

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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