

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Herriot Street, Liverpool, L5

217327491

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





## Property Description

Our latest listing is in Herriot Street, Liverpool, L5

Get instant cash flow of **£950** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Herriot Street, Liverpool,  
L5

217327491



## Property Key Features

**2 bedroom**

**1 bathroom**

**Large Kitchen**

**Well Maintained Property**

**Factor Fees: £42 pm**

**Ground Rent: £21 pm**

**Lease Length: 248 years**

**Current Rent: £950**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£950	£1,150
Mortgage Payments on £138,000.00 @ 5%	<b>£575.00</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£42.00</b>	
Ground Rent	<b>£21.00</b>	
Letting Fees	<b>£95.00</b>	<b>£115.00</b>
<b>Total Monthly Costs</b>	<b>£748.00</b>	<b>£768.00</b>
<b>Monthly Net Income</b>	<b>£202.00</b>	<b>£382.00</b>
<b>Annual Net Income</b>	<b>£2,424.00</b>	<b>£4,584.00</b>
<b>Net Return</b>	<b>4.22%</b>	<b>7.99%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,284.00**  
Adjusted To

Net Return                      **3.98%**

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

Annual Net Income      **£2,076.00**  
Adjusted To

Net Return                      **3.62%**

# 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 £160,000.



£160,000

## 2 bedroom flat for sale

+ Add to report

52, Heriot Street, Liverpool, L5 7AA

NO LONGER ADVERTISED

Marketed from 23 Oct 2023 to 26 Feb 2024 (125 days) by yieldit, Manchester



£160,000

## 2 bedroom flat for sale

+ Add to report

Central Liverpool Investment, Land Bounded by Heriot Street, Lemon Street and Great Mersey Street, Liverpool, L5 2QN

NO LONGER ADVERTISED

Marketed from 8 Jul 2022 to 24 Jul 2022 (15 days) by Nexus Residential, New Homes

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat

Tobacco Wharf, Liverpool, L5

NO LONGER ADVERTISED

Marketed from 27 Sep 2024 to 11 Oct 2024 (14 days) by OpenRent, London

+ Add to report



£1,000 pcm

2 bedroom flat

51 Commercial Road, Liverpool, L5

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jun 2024 to 8 Aug 2024 (43 days) by Greenco Liverpool Ltd, Liverpool

+ Add to report

# 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.



**LETPROPERTY**