

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stowell Street, Liverpool, L7  
7DL

217043251

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





## Property Description

Our latest listing is in Stowell Street, Liverpool, L7 7DL

Get instant cash flow of **£1,000** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£1,070** which would provide the investor a Gross Yield of **7.6%** 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...



Stowell Street, Liverpool,  
L7 7DL

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Resident on-street parking for  
up to two tenants**

**Ideally situated close to the city  
centre**

**Ideal for Working Professionals**

**In close proximity to St. Nicholas  
Catholic Academy, LIPA School,  
and Windsor House**

**Factor Fees: £250 pm**

**Ground Rent: £12.50 pm**

**Lease Length: 130 years**

**Current Rent: £1,000**

**Market Rent: £1,070**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 170,000.00

25% Deposit	£42,500.00
SDLT Charge	£9,400
Legal Fees	£1,000.00
Total Investment	£52,900.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,070



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	£1,000	£1,070
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£12.50	
Letting Fees	£100.00	£107.00
Total Monthly Costs	£908.75	£915.75
Monthly Net Income	£91.25	£154.25
Annual Net Income	£1,095.00	£1,851.00
Net Return	2.07%	3.50%

# Return Stress Test Analysis Report



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

Annual Net Income      **-£289.00**  
Adjusted To

Net Return                      **-0.55%**

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

Annual Net Income      **-£549.00**  
Adjusted To

Net Return                      **-1.04%**



# 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 £179,950.



£179,950

## 2 bedroom apartment for sale

+ Add to report

Parliament Street, Crump Street, Greenland Street, Liverpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Apr 2024 to 24 Mar 2025 (328 days) by Hunters, Liverpool

PARLIAMENT SQUARE | TWO BEDROOM | TWO BATHROOM | FIFTH FLOOR | JULIET BALCONY | OPEN PLAN LIVING ...



£175,000

## 2 bedroom apartment for sale

+ Add to report

Falkner Street, Liverpool

CURRENTLY ADVERTISED

Marketed from 11 Nov 2024 by Jones & Chapman, Allerton

Two Double Bedroom Duplex Apartment | Balcony Off Master Bedroom | Spacious Kitchen/Living Area ...

# Rent Comparables **Report**



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,195 pcm**

## 2 bedroom flat

Colquitt Street, Liverpool, L1

**NO LONGER ADVERTISED**

Marketed from 9 Jan 2024 to 17 Jan 2024 (8 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 1947248

[+ Add to report](#)



**£1,150 pcm**

## 2 bedroom apartment

Elysian Fields 21 Colquitt Street L1 4DR

**NO LONGER ADVERTISED**

Marketed from 25 Mar 2025 to 27 Apr 2025 (32 days) by Select Homes, Liverpool

Elysian Fields | Executive Apartment | Two double bedrooms | En-Suite | Modern fitted kitchen | L...

[+ 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**



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.





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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**