

000

000

Ψ

000

# **LET PROPERTY PACK**

000

000

000

#### **INVESTMENT** INFORMATION

Beetham Tower, Old Hall Street, Liverpool, L3 9BE

216158714

🌐 www.letproperty.co.uk 🕽

#### **LETPR®PERTY**





### **Property Description**

Our latest listing is in Beetham Tower, Old Hall Street, Liverpool, L3 9BE

Get instant cash flow of £650 per calendar month with a 7.2% Gross Yield for investors.

This property has a potential to rent for  $\pounds724$  which would provide the investor a Gross Yield of 8.0% 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...

#### **LETPROPERTY**





#### Beetham Tower, Old Hall Street, Liverpool, L3 9BE

216158714

# **Property Key Features**

Studio Flat

1 Bathroom

24/7 concierge assistance

Located in the heart of Liverpool's Commercial District Private communal parking Ideal for Working Professionals Easy Access to Local Amenities Factor Fees: £133 pm Ground Rent: £11 pm Lease Length: 978 years Current Rent: £650 Market Rent: £724







Kitchen





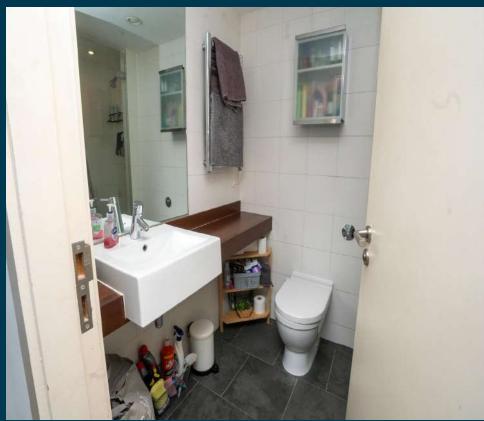
## Bedrooms





## Bathroom











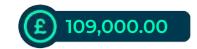






Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE

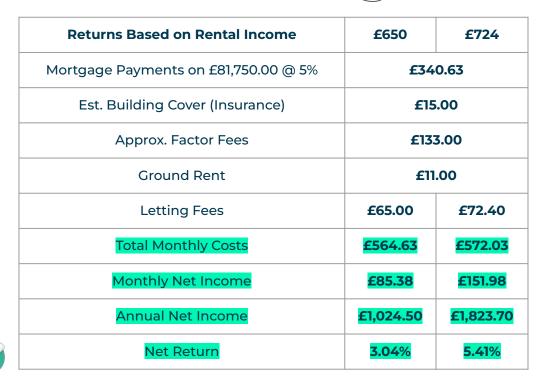


25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

### **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 £650 per calendar month but the potential market rent is





#### Return Stress Test Analysis Report





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

Annual Net Income **£375.70** Adjusted To

Net Return 1.

1.11%

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

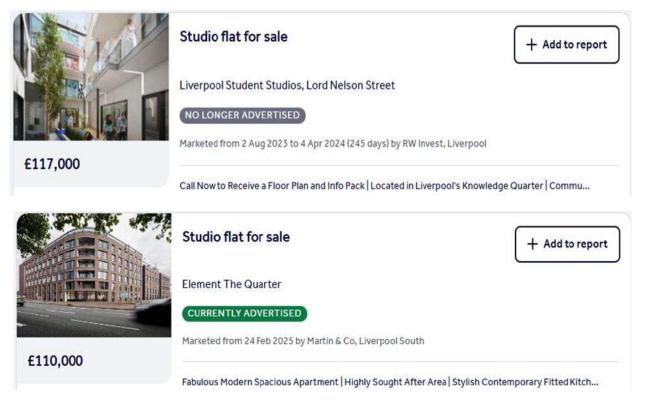
Annual Net Income **£320.70** Adjusted To

Net Return

0.95%

#### Sale Comparables Report

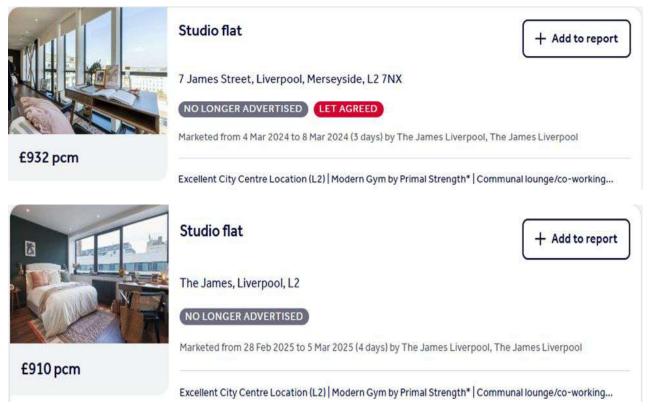
This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £117,000.



#### **Rent Comparables Report**



This property is situated in a high demand rental area with rents achieving as much as £932 based on the analysis carried out by our letting team at **Let Property Management**.



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

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.



Current term of tenancy: 2 years



Payment history: On time for length of tenancy





www.letproperty.co.uk

#### Beetham Tower, Old Hall Street, Liverpool, L3 9BE

216158714

# 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.

