


LET PROPERTY PACK

INVESTMENT INFORMATION

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

216158714

 www.letproperty.co.uk





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 **£724** 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...



Beetham Tower, Old Hall
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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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 109,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 724



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	£650	£724
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£133.00	
Ground Rent	£11.00	
Letting Fees	£65.00	£72.40
Total Monthly Costs	£564.63	£572.03
Monthly Net Income	£85.38	£151.98
Annual Net Income	£1,024.50	£1,823.70
Net Return	3.04%	5.41%

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 **1.11%**

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.



£117,000

Studio flat for sale

+ Add to report

Liverpool Student Studios, Lord Nelson Street

NO LONGER ADVERTISED

Marketed from 2 Aug 2023 to 4 Apr 2024 (245 days) by RW Invest, Liverpool

Call Now to Receive a Floor Plan and Info Pack | Located in Liverpool's Knowledge Quarter | Commu...



£110,000

Studio flat for sale

+ Add to report

Element The Quarter

CURRENTLY ADVERTISED

Marketed from 24 Feb 2025 by Martin & Co, Liverpool South

Fabulous Modern Spacious Apartment | Highly Sought After Area | Stylish Contemporary Fitted Kitch...

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**.



£932 pcm

Studio flat

+ Add to report

7 James Street, Liverpool, Merseyside, L2 7NX

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Mar 2024 to 8 Mar 2024 (3 days) by The James Liverpool, The James Liverpool

Excellent City Centre Location (L2) | Modern Gym by Primal Strength* | Communal lounge/co-working...



£910 pcm

Studio flat

+ Add to report

The James, Liverpool, L2

NO LONGER ADVERTISED

Marketed from 28 Feb 2025 to 5 Mar 2025 (4 days) by The James Liverpool, The James Liverpool

Excellent City Centre Location (L2) | Modern Gym by Primal Strength* | Communal lounge/co-working...

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: **2 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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L3 9BE

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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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