

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Anne Street, Liverpool,
L3

217992322

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Anne Street, Liverpool, L3

This property has a potential to rent for **£640** which would provide the investor a Gross Yield of **6.7%** 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...



St. Anne Street, Liverpool,
L3

217992322



Property Key Features

1 bedroom

1 bathroom

Modern Kitchen

Parking Space Available

Factor Fees: £85 pm

Ground Rent: £0

Lease Length: Share of Freehold

Market Rent: £640

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

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.



Returns Based on Rental Income	£640
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£85.00
Ground Rent	£0.00
Letting Fees	£64.00
Total Monthly Costs	£523.38
Monthly Net Income	£116.63
Annual Net Income	£1,399.50
Net Return	3.94%

Return Stress Test Analysis Report



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

Annual Net Income **£119.50**
Adjusted To

Net Return **0.34%**

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

Annual Net Income **-£325.50**
Adjusted To

Net Return **-0.92%**

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 £110,000.



£110,000

1 bedroom apartment for sale

Poets Place, Liverpool

NO LONGER ADVERTISED

Marketed from 14 Mar 2025 to 29 Mar 2025 (14 days) by RW Invest, Manchester

+ Add to report



£110,000

1 bedroom apartment for sale

L5 Fully Managed Apartments, Great Homer Street, Liverpool, L5 3LU

NO LONGER ADVERTISED

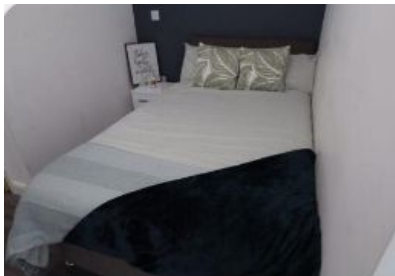
Marketed from 27 Jan 2024 to 13 Mar 2024 (45 days) by RW Invest, London

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

Fox Street, Liverpool City Centre - Electric and Water included

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2025 to 20 Feb 2025 (20 days) by Golding Property Services Ltd, Liverpool

+ Add to report



£600 pcm

1 bedroom apartment

Fox Street, Liverpool

CURRENTLY ADVERTISED

LET AGREED

Marketed from 8 May 2025 by Golding Property Services 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