

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Anne Street, Liverpool, 13

217992322











Property Description

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

Get instant cash flow of £750 per calendar month with a 9.2% Gross Yield for investors.

This property has a potential to rent for £795 which would provide the investor a Gross Yield of 9.7% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







St. Anne Street, Liverpool, L3



Property Key Features

1 Bedroom

1 Bathroom

Modern Kitchen

Parking Space Available

Factor Fees: £85.00 PM

Ground Rent: Share of Freehold

Lease Length: Share of Freehold

Current Rent: £750

Market Rent: £795

Lounge





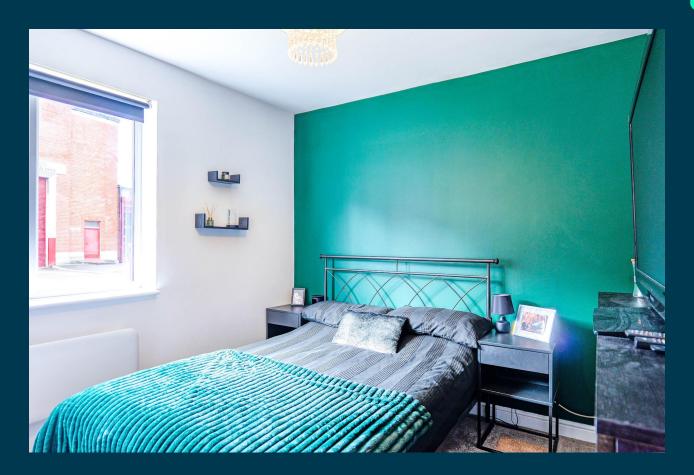
Kitchen





Bedrooms





Bathroom





Exterior









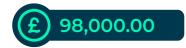
Initial Outlay





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£24,500.00**

SDLT Charge £4,900

Legal Fees £1,000.00

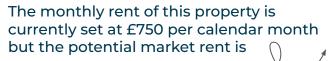
Total Investment £30,400.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.





Returns Based on Rental Income	£750	£795
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£85.00	
Ground Rent	Share of Freehold	
Letting Fees	£75.00	£79.50
Total Monthly Costs	£481.25	£485.75
Monthly Net Income	£268.75	£309.25
Annual Net Income	£3,225.00	£3,711.00
Net Return	10.61%	12.21%

Return Stress Test Analysis Report





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

Annual Net Income

£2,121.00

Adjusted To

Net Return

6.98%

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

Annual Net Income

£2,241.00

Adjusted To

Net Return

7.37%

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.

1 bedroom apartment for sale



374

+ Add to report

Poets Place, Liverpool

NO LONGER ADVERTISED

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

£110,000

1 bedroom apartment for sale

+ Add to report

£110,000

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

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at Let Property Management.



£850 pcm

2 bedroom flat

St. Annes Court, St. Annes Street, Liverpool L3

CURRENTLY ADVERTISED

LET AGREED

Marketed from 16 Jul 2025 by Leaders Lettings, Covering Liverpool



£800 pcm

2 bedroom apartment

St. Annes Court, Liverpool, L3

NO LONGER ADVERTISED

Marketed from 8 Oct 2024 to 8 Nov 2024 (30 days) by Purplebricks, covering Liverpool

LET AGREED

+ Add to report

+ 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: **Moved in** within the last 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.





Interested in this property investment?

Call us on **0141 478 0985**



St. Anne Street, Liverpool, L3



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.