

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

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...



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L3

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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

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 795



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.



£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 £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom flat

+ Add to report

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

+ Add to report

St. Annes Court, Liverpool, L3

NO LONGER ADVERTISED

LET AGREED

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

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.



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