

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Neptune Place, Liverpool,  
L8 5AN

217342896

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

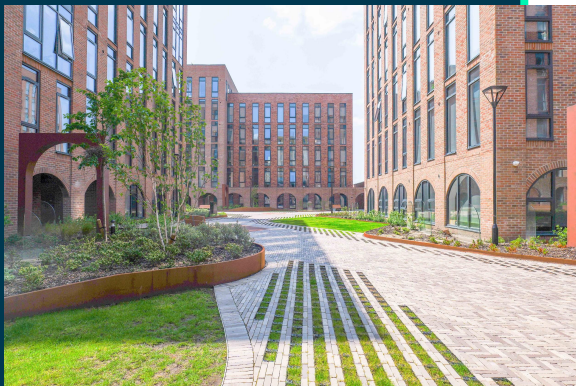
Our latest listing is in Neptune Place, Liverpool, L8 5AN

Get instant cash flow of **£1,050** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **7.0%** 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...



Neptune Place, Liverpool,  
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## Property Key Features

**2 bedrooms**

**2 bathrooms**

**Shared Garden (front only)**

**Street Parking**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: Leasehold**

**Current Rent: £1,050**

**Market Rent: £1,400**



# Lounge





# Kitchen



# Bedrooms





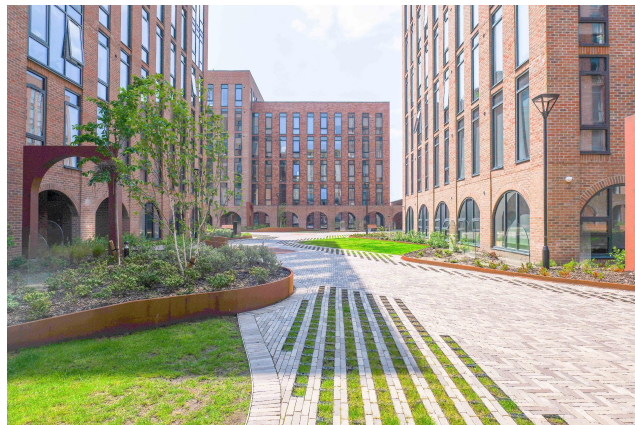
# Bathroom





# Exterior





Figures based on assumed purchase price of £241,500.00 and borrowing of £181,125.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

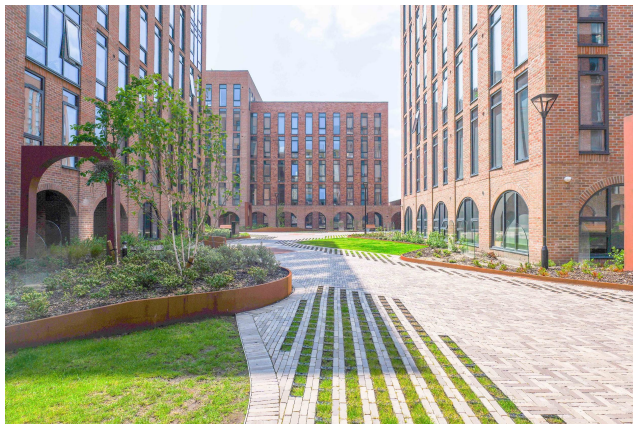
## ASSUMED PURCHASE PRICE

£ 241,500.00

25% Deposit	£60,375.00
SDLT Charge	£14,405
Legal Fees	£1,000.00
Total Investment	£75,780.00



# Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£ 1,400

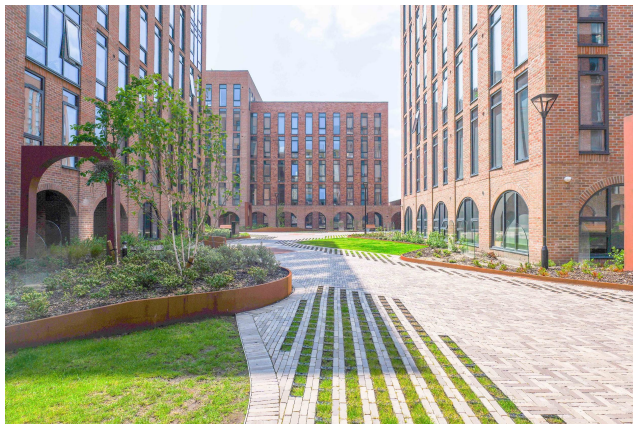
Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,050	£1,400
Mortgage Payments on £181,125.00 @ 5%	£754.69	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£105.00	£140.00
Total Monthly Costs	£874.69	£909.69
Monthly Net Income	£175.31	£490.31
Annual Net Income	£2,103.75	£5,883.75
Net Return	2.78%	7.76%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,083.75**  
Adjusted To

Net Return                      **4.07%**

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

Annual Net Income      **£2,261.25**  
Adjusted To

Net Return                      **2.98%**

# 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 £249,950.



£249,950

## 2 bedroom apartment for sale

One Baltic Square, Liverpool Baltic Triangle

**CURRENTLY ADVERTISED**

Marketed from 16 Jun 2025 by RW Invest, London

+ Add to report



£219,000

## 2 bedroom apartment for sale

Neptune Place, One Baltic Square, Grafton Street, Liverpool, L8

**NO LONGER ADVERTISED**

Marketed from 28 Jul 2023 to 29 Jul 2023 (1 days) by hapi.space, Manchester

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom flat

Greenland Street, Liverpool, L1

NO LONGER ADVERTISED

Marketed from 19 Mar 2025 to 24 Mar 2025 (4 days) by OpenRent, London

+ Add to report



£1,100 pcm

2 bedroom flat

Neptune Place, Liverpool, L8

NO LONGER ADVERTISED

Marketed from 9 Jul 2024 to 15 Jul 2024 (5 days) by OpenRent, London

+ 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**

 Standard Tenancy Agreement In Place: **YES**

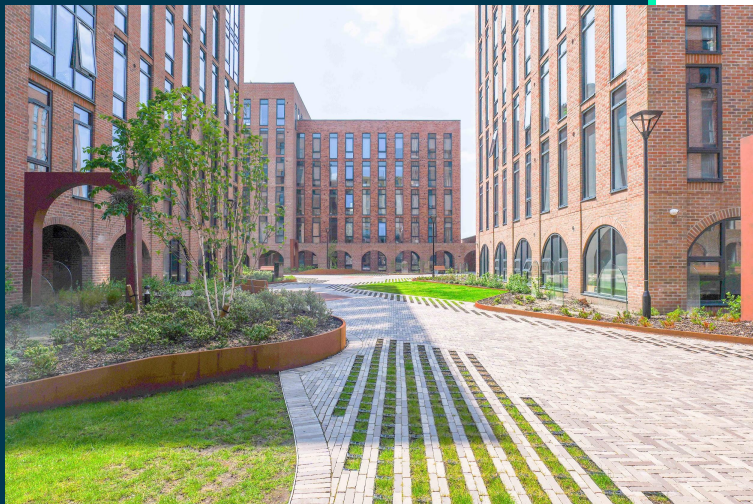
 Fully compliant tenancy: **YES**

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.



**LETPROPERTY**