

LET PROPERTY PACK

INVESTMENT INFORMATION

Borden Court 145-163
London Road Liverpool L3
8JA

212871052

 www.letproperty.co.uk





Property Description

Our latest listing is in Borden Court 145-163 London Road Liverpool L3 8JA

Get instant cash flow of **£400** per calendar month with a **16.7%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **20.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



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Property Key Features

1 bedrooms

2 bathrooms

No Garden

No Parking Available

Factor Fees: tbc

Ground Rent: £33 PM

Lease Length: Leasehold

Current Rent: £400

Market Rent: £500

Lounge



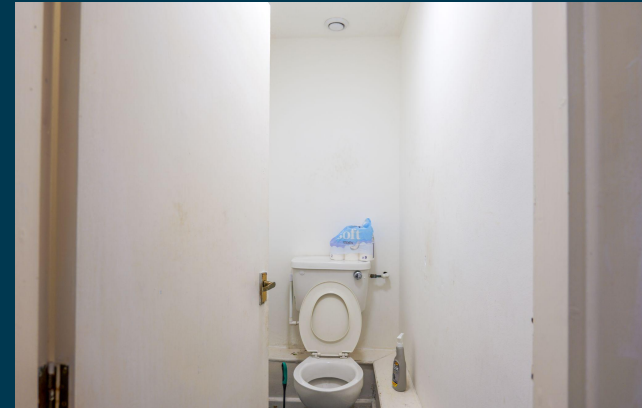
Kitchen



Bedrooms



Bathrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 28,750

SDLT Charge

£1,438

Legal Fees

£1,000

Total Investment

£31,188

Projected Investment Return



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

The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£400	£500
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	£33 PM	
Letting Fees	£40.00	£50.00
Total Monthly Costs	£55.00	£65.00
Monthly Net Income	£345.00	£435.00
Annual Net Income	£4,140.00	£5,220.00
Net Return	13.27%	16.74%

Return Stress Test Analysis Report



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

Annual Net Income **£4,220**
Adjusted To

Net Return **13.53%**

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 £35,000.



£35,000

1 bedroom flat share for sale

+ Add to report

London Road, Liverpool

NO LONGER ADVERTISED

Marketed from 7 Nov 2023 to 4 Dec 2023 (27 days) by MCR Move, Manchester



£32,000

Studio flat for sale

+ Add to report

X1 Arndale House, London Road, Liverpool, L3 8JA

NO LONGER ADVERTISED

Marketed from 6 Aug 2019 to 2 Sep 2020 (393 days) by yieldit, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £732 based on the analysis carried out by our letting team at **Let Property Management**.



£732 pcm

Studio flat

Arndale House, 89-103 London Road, Liverpool, L3

CURRENTLY ADVERTISED

Marketed from 16 Jun 2025 by X1 Sales & Lettings, Salford

+ Add to report



£728 pcm

1 bedroom flat

London Road, Liverpool, Merseyside, L3

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Apr 2020 to 22 Apr 2020 (7 days) by X1 Sales and Lettings, Liverpool

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £732 based on the analysis carried out by our letting team at **Let Property Management**.

20, Shieldhill, East Kilbride, Glasgow, Lanark G75 0PA

3 bed, unknown

£140,204 12 Jul 2021

£83,000 3 Dec 2014

£105,000 15 Jun 2006



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3 bed, unknown

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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.



Borden Court 145-163 London Road
Liverpool L3 8JA

PROPERTY ID: 12345678

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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