

LET PROPERTY PACK

INVESTMENT INFORMATION

Worcester Road, Bootle,
L20 9AF

217455727

 www.letproperty.co.uk





Property Description

Our latest listing is in Worcester Road, Bootle, L20 9AF

Get instant cash flow of **£425** per calendar month with a **14.17%** Gross Yield for investors.

This property has a potential to rent for **£619** which would provide the investor a Gross Yield of **20.63%** 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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Property Key Features

Studio Flat

1 Bathroom

On-street Parking

Private Front and Rear Gardens

Factor Fees: £50 pm

Ground Rent: TBC

Lease Length: 960 years

Current Rent: £425

Market Rent: £619

Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 41,000

SDLT Charge **£2,050**

Legal Fees **£1,000**

Total Investment **£44,050**

Projected Investment Return



The monthly rent of this property is currently set at £425 per calendar month but the potential market rent is

£ 619



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



Returns Based on Rental Income	£425	£619
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	TBC	
Letting Fees	£42.50	£61.90
Total Monthly Costs	£107.50	£126.90
Monthly Net Income	£317.50	£492.10
Annual Net Income	£3,810.00	£5,905.20
Net Return	8.65%	13.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,667**
Adjusted To



Net Return **10.60%**



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 £50,000.

 <p>£50,000</p>	<p>Studio flat for sale</p> <p>Fox Street, Liverpool, L3</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 9 Dec 2021 by Sutton Kersh, City Centre</p> <p>Ground Floor Studio Apartment Double Glazed Windows Electric Heating Ideal Investment No C...</p>	<p>+ Add to report</p>
 <p>£48,500</p>	<p>Studio flat for sale</p> <p>One Islington Plaza, 1 Devon Street, L3 8HA</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 17 Apr 2025 by yieldit, Manchester</p> <p>Tenant Investment Opportunity Generating over 9% NET yield Deluxe Studio Cash buyers only ...</p>	<p>+ Add to report</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £845 based on the analysis carried out by our letting team at **Let Property Management**.



£845 pcm

Studio flat

+ Add to report

Mount Pleasant, Liverpool, L3

NO LONGER ADVERTISED

Marketed from 4 Sep 2024 to 7 Jan 2025 (124 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 2214363



£825 pcm

Studio flat

+ Add to report

Duke Street, Liverpool, L1 4JR

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 May 2025 to 20 May 2025 (6 days) by Neil Robinson, Ashton-In-Makerfield

One bedroom Studio | Fully Furnished | Liverpool City Centre | Bills included | Bathroom | Close ...

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: **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.



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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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