


LET PROPERTY PACK

INVESTMENT INFORMATION

Parliament Street,
Liverpool, L8

218835397

 www.letproperty.co.uk





Property Description

Our latest listing is in Parliament Street, Liverpool, L8

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.0%** 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 Bedroom

1 Bathroom

Modern Kitchen

Good Condition

Factor Fees: £0.00

Ground Rent: £20.83 pm

Lease Length: 248 years

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 160,000.00

| | |
|------------------|------------|
| 25% Deposit | £40,000.00 |
| SDLT Charge | £8,700 |
| Legal Fees | £1,000.00 |
| Total Investment | £49,700.00 |

Projected Investment Return



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



| | |
|---------------------------------------|-----------|
| Returns Based on Rental Income | £800 |
| Mortgage Payments on £120,000.00 @ 5% | £500.00 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £0.00 |
| Ground Rent | £20.83 |
| Letting Fees | £80.00 |
| Total Monthly Costs | £615.83 |
| Monthly Net Income | £184.17 |
| Annual Net Income | £2,210.04 |
| Net Return | 4.45% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£610.04**
Adjusted To

Net Return **1.23%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£60.00**
Adjusted To

Net Return **0.12%**

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 £165,000.



£165,000

1 bedroom apartment for sale

Parliament Street, Liverpool, Merseyside, L8

CURRENTLY ADVERTISED

Marketed from 23 Apr 2025 by Sutton Kersh, City Centre

+ Add to report



£130,000

1 bedroom flat for sale

Liverpool, L8 5QX

CURRENTLY ADVERTISED

Marketed from 24 Jun 2025 by Moda Estates, Liverpool

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom apartment

The Summit, Parliament Street L8

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jan 2025 to 3 Feb 2025 (24 days) by Sutton Kersh Lettings, City Centre

+ Add to report



£825 pcm

1 bedroom apartment

Neptune Place, Liverpool, Merseyside, L8

CURRENTLY ADVERTISED

Marketed from 27 Jun 2025 by Legacie Management & Lettings, Liverpool

+ 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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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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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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