

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Parliament Street, Liverpool, L8

218835397











## **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...







Parliament Street, Liverpool, L8



1 Bedroom

1 Bathroom

Modern Kitchen

**Good Condition** 

Factor Fees: £0.00

Ground Rent: £20.83 pm

Lease Length: 248 years

Market Rent: £800

218835397

# Lounge









## Kitchen

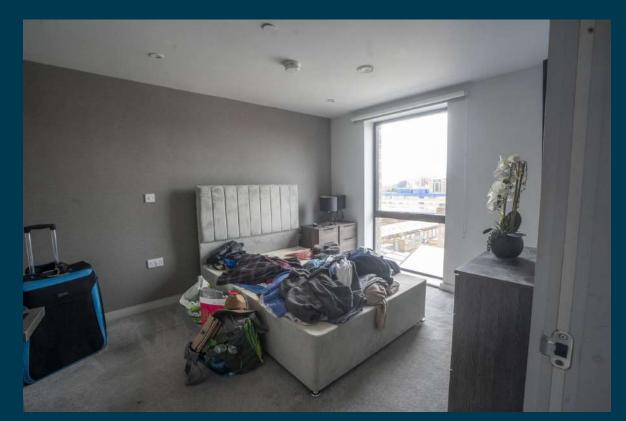






# **Bedrooms**









# Bathroom







# **Exterior**





## **Initial Outlay**





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**



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.

£800
£500.00
£15.00
£0.00
£20.83
£80.00
£615.83
£184.17
£2,210.04
<b>4.45</b> %

## 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.



#### 1 bedroom apartment for sale

+ Add to report

Parliament Street, Liverpool, Merseyside, L8

#### CURRENTLY ADVERTISED

Marketed from 23 Apr 2025 by Sutton Kersh, City Centre



£130,000

1 bedroom flat for sale

+ Add to report

Liverpool, L8 5QX

#### CURRENTLY ADVERTISED

Marketed from 24 Jun 2025 by Moda Estates, Liverpool

### **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

£825 pcm

#### 1 bedroom apartment

+ Add to report

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



### 1 bedroom apartment

+ Add to report

Neptune Place, Liverpool, Merseyside, L8

CURRENTLY ADVERTISED

Marketed from 27 Jun 2025 by Legacie Management & Lettings, 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: 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.





Interested in this property investment?

Call us on **0141 478 0985** 



Parliament Street, Liverpool, L8



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.