


LET PROPERTY PACK

INVESTMENT INFORMATION

Strathcona Road,
Liverpool, L15

219103997

 www.letproperty.co.uk





Property Description

Our latest listing is in Strathcona Road, Liverpool, L15

Get instant cash flow of **£1,500** per calendar month with a **11.6%** Gross Yield for investors.

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

3 Bedrooms

1 Bathroom

Modern Kitchen

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

Projected Investment Return



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



Returns Based on Rental Income	£1,500
Mortgage Payments on £116,250.00 @ 5%	£484.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£150.00
Total Monthly Costs	£649.38
Monthly Net Income	£850.63
Annual Net Income	£10,207.50
Net Return	21.22%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,207.50**
Adjusted To

Net Return **14.98%**

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

Annual Net Income **£7,882.50**
Adjusted To

Net Return **16.39%**

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 £180,000.



£180,000

3 bedroom semi-detached house for sale

Ashfield, Liverpool, L15

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 29 Jan 2025 by Purplebricks, covering Liverpool

+ Add to report



£130,000

3 bedroom end of terrace house for sale

Ash Grove, Wavertree, Liverpool, Merseyside, L15

NO LONGER ADVERTISED

Marketed from 7 Feb 2025 to 15 Apr 2025 (66 days) by Sutton Kersh, Allerton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,560 based on the analysis carried out by our letting team at **Let Property Management**.



£1,560 pcm

3 bedroom end of terrace house

+ Add to report

Callow Road, Liverpool, L15

NO LONGER ADVERTISED

Marketed from 30 Nov 2021 to 30 Nov 2021 by OpenRent, London



£1,000 pcm

3 bedroom house

+ Add to report

Methuen Street, Liverpool, L15

CURRENTLY ADVERTISED

Marketed from 15 Jul 2025 by Getting Started in Property, 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: **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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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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