

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Upper Parliament Street, Liverpool, L8

220647641











## **Property Description**

Our latest listing is in Upper Parliament Street, Liverpool, L8

Get instant cash flow of £750 per calendar month with a 14.3% Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...







Upper Parliament Street, Liverpool, L8



**Studio Flat** 

1 Bathroom

**Spacious Living Area** 

Well-Equipped Kitchen

Factor Fees: £194.33 PM

Ground Rent: £29.17 PM

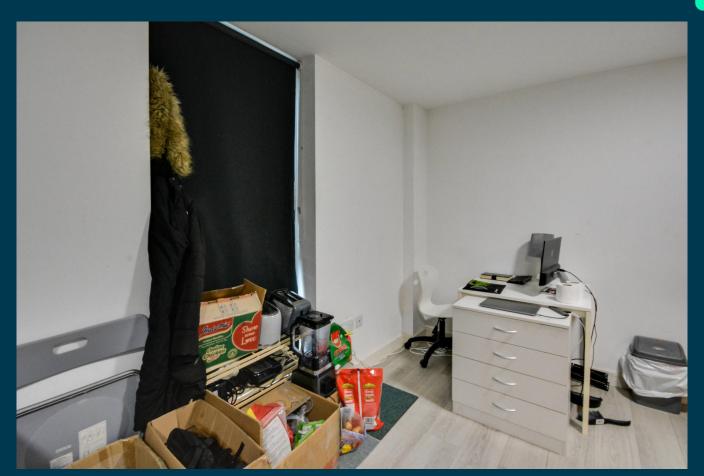
Lease Length: 245 years

**Current Rent: £750** 

22064764

# Lounge





# Kitchen







# **Bedrooms**



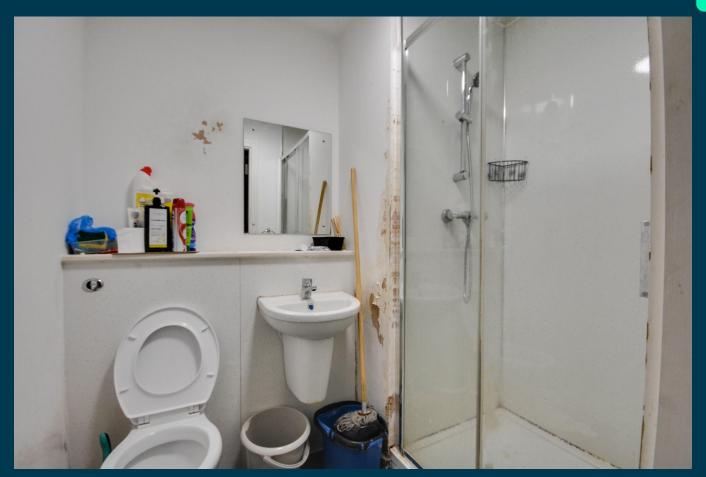






# **Bathroom**





# **Exterior**







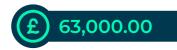
## **Initial Outlay**





Figures based on assumed purchase price of £63,000.00 and borrowing of £47,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£15,750.00** 

SDLT Charge £3,150

Legal Fees £1,000.00

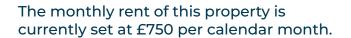
Total Investment £19,900.00

## **Projected Investment Return**





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



Returns Based on Rental Income	£750
Mortgage Payments on £47,250.00 @ 5%	£196.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£194.33
Ground Rent	£29.17
Letting Fees	£75.00
Total Monthly Costs	£510.38
Monthly Net Income	£239.63
Annual Net Income	£2,875.50
Net Return	14.45%

## **Return Stress Test Analysis** Report





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

£1,375.50

Annual Net Income

**Adjusted To** 

Net Return **6.91%** 

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

Annual Net Income

£2,280.54

Adjusted To

Net Return

11.46%

## 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 £65,000.



£65,000

£60,500

#### Studio flat for sale

Apartment - Falkner Street, Liverpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jul 2024 to 18 Sep 2024 (63 days) by Edward Mellor Ltd, Auction



#### Studio flat for sale

+ Add to report

+ Add to report

246 Upper Parliament Street, Liverpool, L8

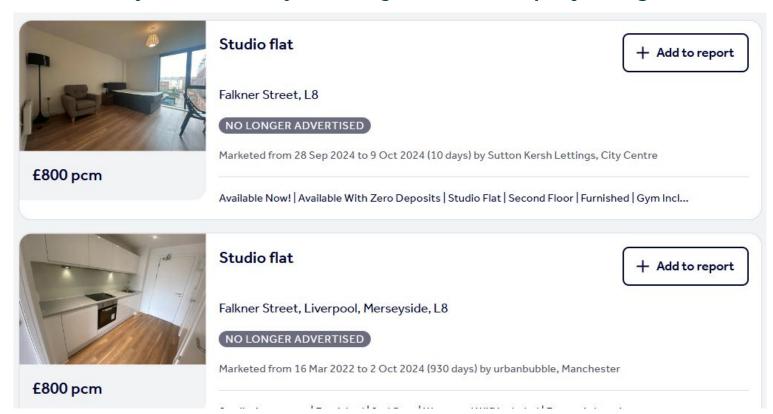
NO LONGER ADVERTISED

Marketed from 18 May 2024 to 28 Jul 2025 (436 days) by Yopa, North West & Midlands

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



#### **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: **Moved in** within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Upper 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.