

LET PROPERTY PACK

INVESTMENT INFORMATION

Upper Parliament Street,
Liverpool, L8

220647641

 www.letproperty.co.uk





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...



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Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 63,000.00

25% Deposit £15,750.00

SDLT Charge £3,150

Legal Fees £1,000.00

Total Investment £19,900.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month.



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

Annual Net Income **£1,375.50**
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

Studio flat for sale

+ Add to report

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



£60,500

Studio flat for sale

+ 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**.



£800 pcm

Studio flat

Falkner Street, L8

NO LONGER ADVERTISED

Marketed from 28 Sep 2024 to 9 Oct 2024 (10 days) by Sutton Kersh Lettings, City Centre

Available Now! | Available With Zero Deposits | Studio Flat | Second Floor | Furnished | Gym Incl...

+ Add to report



£800 pcm

Studio flat

Falkner Street, Liverpool, Merseyside, L8

NO LONGER ADVERTISED

Marketed from 16 Mar 2022 to 2 Oct 2024 (930 days) by urbanbubble, Manchester

+ 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: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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