

LET PROPERTY PACK

INVESTMENT INFORMATION

Low Hill , Liverpool L6

221496422

 www.letproperty.co.uk





Property Description

Our latest listing is in Low Hill , Liverpool L6

Get instant cash flow of **£875** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **12.0%** 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...



Low Hill , Liverpool L6

221496422



Property Key Features

Studio Flat

1 bathroom

Well Maintained Property

Prime Location

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 246 years

Current Rent: £875

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

Projected Investment Return



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



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£875	£950
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£87.50	£95.00
Total Monthly Costs	£496.25	£503.75
Monthly Net Income	£378.75	£446.25
Annual Net Income	£4,545.00	£5,355.00
Net Return	11.71%	13.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,455.00**
Adjusted To

Net Return **8.90%**

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

Annual Net Income **£3,465.00**
Adjusted To

Net Return **8.93%**

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 £125,000.



£125,000

Studio flat for sale

Low Hill, Liverpool

CURRENTLY ADVERTISED

Marketed from 6 Aug 2025 by Jones & Chapman, Allerton

+ Add to report



£107,800

Studio flat for sale

Low Hill, Liverpool, L6

CURRENTLY ADVERTISED

Marketed from 13 Oct 2025 by Let Property Sales & Management, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

Studio flat

Edge Lane, Liverpool, L7 5NA

NO LONGER ADVERTISED

Marketed from 9 Jan 2025 to 18 Sep 2025 (252 days) by Xenia Students, Liverpool

+ Add to report



£953 pcm

Studio flat

True Liverpool, 45 Prospect Street, Liverpool, L6

NO LONGER ADVERTISED

Marketed from 21 Mar 2024 to 11 Jul 2025 (477 days) by QUBE Residential, Liverpool

+ Add to report

Current Tenant Profile



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: **3 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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