

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Low Hill, Liverpool L6

221496422











#### **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



**Studio Flat** 

1 bathroom

**Well Maintained Property** 

**Prime Location** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

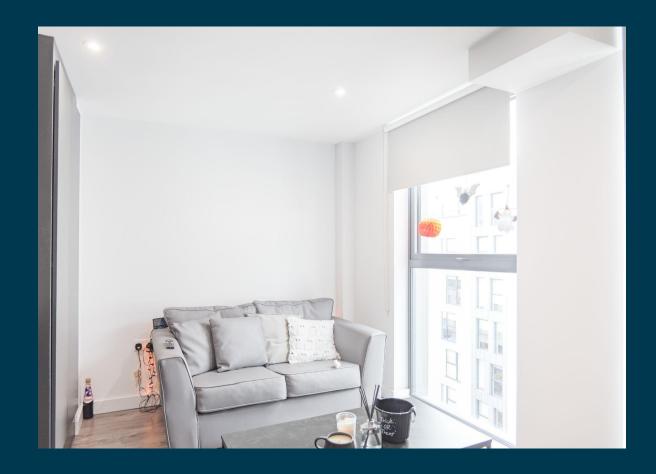
Lease Length: 246 years

**Current Rent: £875** 

Market Rent: £950

## Lounge





## Kitchen







## **Bedrooms**







## Bathroom





## **Exterior**









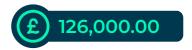
#### **Initial Outlay**





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**



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                  | ТВС           |           |
| Ground Rent                          | ТВС           |           |
| 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                           | <b>11.71%</b> | 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.



#### Studio flat for sale

+ Add to report

Low Hill, Liverpool

#### CURRENTLY ADVERTISED

Marketed from 6 Aug 2025 by Jones & Chapman, Allerton



£107,800

#### Studio flat for sale

+ Add to report

Low Hill, Liverpool, L6

#### CURRENTLY ADVERTISED

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

#### **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



Edge Lane, Liverpool, L7 5NA

NO LONGER ADVERTISED

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



£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

+ 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Low Hill, Liverpool L6



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.