

LET PROPERTY PACK

INVESTMENT INFORMATION

Heald Street, Liverpool, L19
2LY

222441433

 www.letproperty.co.uk





Property Description

Our latest listing is in Heald Street, Liverpool, L19 2LY

Get instant cash flow of **£2,835** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£3,200** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Heald Street, Liverpool,
L19 2LY

222441433



Property Key Features

8 Bedrooms

4 Bathrooms

2 Flats and 2 Terraced House

Designed for Comfortable Living

Factor Fees: TBC

Ground Rent: Leasehold

Lease Length: 130 years

Current Rent: £2,835

Market Rent: £3,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £547,000.00 and borrowing of £410,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 547,000.00

25% Deposit	£136,750.00
SDLT Charge	£44,700
Legal Fees	£1,000.00
Total Investment	£182,450.00

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 £2,835 per calendar month but the potential market rent is

£ 3,200

Returns Based on Rental Income	£2,835	£3,200
Mortgage Payments on £410,250.00 @ 5%	£1,709.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Leasehold	
Letting Fees	£283.50	£320.00
Total Monthly Costs	£2,007.88	£2,044.38
Monthly Net Income	£827.13	£1,155.63
Annual Net Income	£9,925.50	£13,867.50
Net Return	5.44%	7.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,467.50**
Adjusted To

Net Return **4.09%**

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

Annual Net Income **£5,662.50**
Adjusted To

Net Return **3.10%**

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 £650,000..



£650,000

5 bedroom terraced house for sale

Garston Old Road, Cressington, L19

NO LONGER ADVERTISED

Marketed from 13 Sep 2024 to 24 Jun 2025 (283 days) by Atlas Estate Agents, Liverpool



£630,000

5 bedroom town house for sale

Garston Old Road, Cressington, Liverpool, L19

CURRENTLY ADVERTISED

Marketed from 24 Jun 2025 by Abode, Allerton

+ Ad

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,026 based on the analysis carried out by our letting team at **Let Property Management**.



£5,026 pcm

8 bedroom terraced house

+ Add

Lidderdale Road, Liverpool, Liverpool, L15

CURRENTLY ADVERTISED

Marketed from 2 Oct 2025 by Curlett Jones Estates, Waterloo



£4,823 pcm

7 bedroom terraced house

+

Gresford Avenue, Liverpool, L17

NO LONGER ADVERTISED

Marketed from 28 Oct 2024 to 22 Nov 2024 (24 days) by OpenRent, London



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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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