

LET PROPERTY PACK

INVESTMENT INFORMATION

Heald Street, Liverpool, L19 2LY

222441433











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



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

222441433

Lounge









Kitchen









Bedrooms



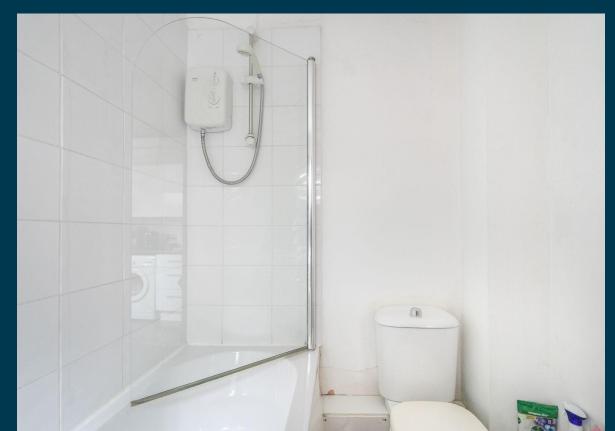






Bathroom









Exterior









Initial Outlay





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



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

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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...



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, Liverpo

£650,000

£630,000



Marketed from 24 Jun 2

5 bedroom town house for sale

Garston Old Road, Cressington, Liverpool, L19

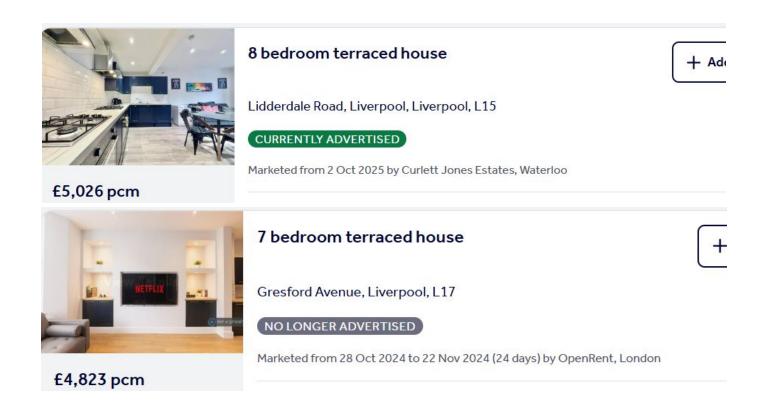
CURRENTLY ADVERTISED

Marketed from 24 Jun 2025 by Abode, Allerton

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**.







Interested in this property investment?

Call us on **0141 478 0985**



Heald Street, Liverpool, L19 2LY



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.