

LET PROPERTY PACK

INVESTMENT INFORMATION

County Road, Walton,
Liverpool, L4

222281356

 www.letproperty.co.uk





Property Description

Our latest listing is in County Road, Walton, Liverpool, L4

Get instant cash flow of **£1,750** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£1,950** which would provide the investor a Gross Yield of **10.4%** 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...



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Property Key Features

Portfolio of 2 Flats and 1 Shop

1 Vacant Flat and 2 Tenanted

Large Business Area

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,750

Market Rent: £1,950

Lounge



Kitchen



Bedrooms



Bathroom



Initial Outlay



Figures based on assumed purchase price of £225,000.00 and borrowing of £168,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 225,000.00

25% Deposit £56,250.00

SDLT Charge £13,250

Legal Fees £1,000.00

Total Investment £70,500.00

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 £1,750 per calendar month but the potential market rent is

£ 1,950

Returns Based on Rental Income	£1,750	£1,950
Mortgage Payments on £168,750.00 @ 5%	£703.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£175.00	£195.00
Total Monthly Costs	£893.13	£913.13
Monthly Net Income	£856.88	£1,036.88
Annual Net Income	£10,282.50	£12,442.50
Net Return	14.59%	17.65%

Return Stress Test Analysis Report



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

Annual Net Income **£8,542.50**
Adjusted To

Net Return **12.12%**

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

Annual Net Income **£9,067.50**
Adjusted To

Net Return **12.86%**

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 £220,000.



£220,000

5 bedroom terraced house for sale

[+ Add to report](#)

Mandeville Street, Liverpool, L4

NO LONGER ADVERTISED

Marketed from 30 Jul 2022 to 23 Nov 2022 (115 days) by Strike, Liverpool



£175,000

4 bedroom end of terrace house for sale

[+ Add to report](#)

Hale Road, Liverpool

NO LONGER ADVERTISED

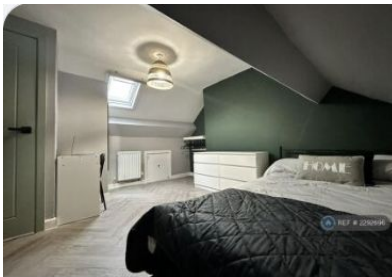
SOLD STC

Marketed from 21 Jun 2024 to 26 Mar 2025 (277 days) by Lyons Estates Ltd, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,950 based on the analysis carried out by our letting team at **Let Property Management**.



£1,950 pcm

4 bedroom terraced house

Dane Street, Liverpool, L4

NO LONGER ADVERTISED

Marketed from 20 Nov 2024 to 28 Nov 2024 (8 days) by OpenRent, London

+ Add to report



£1,600 pcm

4 bedroom terraced house

Carisbrooke Road, Liverpool, L4

NO LONGER ADVERTISED

Marketed from 20 May 2025 to 23 Jun 2025 (33 days) by OpenRent, London

+ 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: **2 years+**



Standard Tenancy Agreement In Place: **YES**



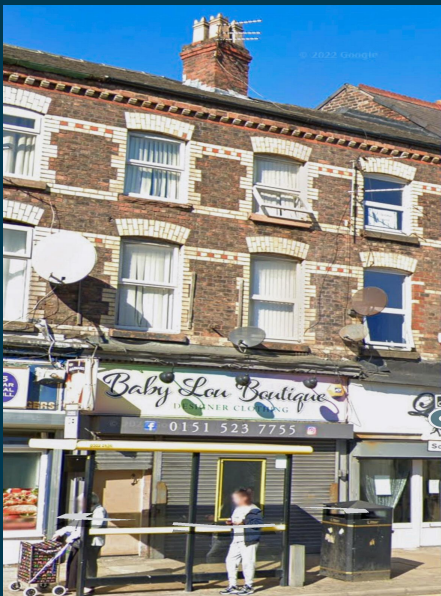
Payment history: **On time for length of tenancy**



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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