

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Wood Street, Liverpool, L1

222099154











## **Property Description**

Our latest listing is in Wood Street, Liverpool,

Get instant cash flow of £1,140 per calendar month with a 9.1% Gross Yield for investors.

This property has a potential to rent for £1,837 which would provide the investor a Gross Yield of 14.7% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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





Wood Street, Liverpool, L1



1 bedroom

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £187.00 PM

Ground Rent: £15.50 PM

Lease Length: 101 years

Current Rent: £1,140

Market Rent: £1,837

# Lounge







# Kitchen







## **Bedrooms**



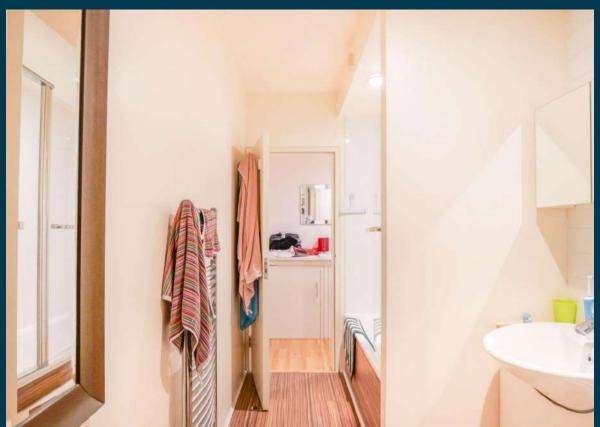






## Bathroom









## **Exterior**









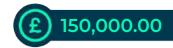
## **Initial Outlay**





Figures based on assumed purchase price of 150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£37,500.00** 

SDLT Charge £8,000

Legal Fees £1,000.00

Total Investment £46,500.00

### **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 £1,140 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,140	£1,837
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£187.00	
Ground Rent	£15.50	
Letting Fees	£114.00	£183.70
Total Monthly Costs	£800.25	£869.95
Monthly Net Income	£339.75	£967.05
Annual Net Income	£4,077.00	£11,604.60
Net Return	8.77%	<b>24.96</b> %

### Return Stress Test Analysis Report





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

£7,930.60

Annual Net Income

Adjusted To

Net Return

17.06%

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

Annual Net Income

£9,540.60

Adjusted To

**Net Return** 

20.52%

### 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 £140,000.



+ Add to repor

Wood Street, Liverpool, L1

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Apr 2022 to 22 Nov 2022 (205 days) by Purplebricks, covering Liverpool

£140,000

Ground Rent - £187.00Pa | Service Charge - £144.40Pcm | Length Of Lease - 121 Years | Bifold Doo...



1 bedroom apartment for sale

+ Add to report

The Tea Factory, Wood Street, Liverpool

NO LONGER ADVERTISED

Marketed from 2 Feb 2024 to 13 Feb 2024 (10 days) by City Residential, Liverpool

£140,000

### Rent Comparables Report



+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £1,837 based on the analysis carried out by our letting team at **Let Property**Management.





£1,274 pcm

#### 1 bedroom flat

Renshaw Street, Liverpool, Merseyside, L1

#### CURRENTLY ADVERTISED

Marketed from 13 Jul 2023 by Livinc, North Street

WIFI | Cinema | Laundry | Gymnasium | Grab and Go Breakfast

### **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: **Moved in** within 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.





Interested in this property investment?

Call us on **0141 478 0985** 



Wood Street, Liverpool, L1



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.