

LET PROPERTY PACK

INVESTMENT INFORMATION

Wood Street, Liverpool, L1

222099154

 www.letproperty.co.uk





Property Description

Our latest listing is in Wood Street, Liverpool, L1

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

222099154



Property Key Features

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





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

£ 150,000.00

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

£ 1,837

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%	24.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,930.60**
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.



£140,000

1 bedroom penthouse for sale

+ 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

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



£140,000

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

Rent Comparables 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**.



£1,837 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

+ Add to report



£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

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within 2 years**



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

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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