

LET PROPERTY PACK

INVESTMENT INFORMATION

Herriot Street, Liverpool, L5

217327491

 www.letproperty.co.uk





Property Description

Our latest listing is in Herriot Street, Liverpool, L5

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **11.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Herriot Street, Liverpool,
L5

217327491



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Spaces

Fully-Equipped Kitchen

Factor Fees: £42.00 pm

Ground Rent: £21.00 pm

Lease Length: 248 years

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £118,000.00 and borrowing of £88,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 118,000.00

25% Deposit	£29,500.00
SDLT Charge	£5,900
Legal Fees	£1,000.00
Total Investment	£36,400.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,150
Mortgage Payments on £88,500.00 @ 5%	£368.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£42.00
Ground Rent	£21.00
Letting Fees	£115.00
Total Monthly Costs	£561.75
Monthly Net Income	£588.25
Annual Net Income	£7,059.00
Net Return	19.39%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,759.00**
Adjusted To

Net Return **13.07%**

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

Annual Net Income **£5,541.00**
Adjusted To

Net Return **15.22%**

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 £160,000.



£160,000

2 bedroom flat for sale

+ Add to report

52, Heriot Street, Liverpool, L5 7AA

NO LONGER ADVERTISED

Marketed from 23 Oct 2023 to 26 Feb 2024 (125 days) by yieldit, Manchester



£160,000

2 bedroom flat for sale

+ Add to report

Central Liverpool Investment, Land Bounded by Heriot Street, Lemon Street and Great Mersey Street, Liverpool, L5 2QN

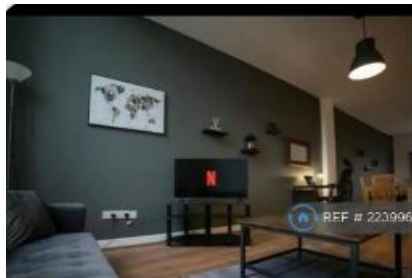
NO LONGER ADVERTISED

Marketed from 8 Jul 2022 to 24 Jul 2022 (15 days) by Nexus Residential, New Homes

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom flat

Tobacco Wharf, Liverpool, L5

NO LONGER ADVERTISED

Marketed from 27 Sep 2024 to 11 Oct 2024 (14 days) by OpenRent, London

+ Add to report



£1,000 pcm

2 bedroom flat

51 Commercial Road, Liverpool, L5

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jun 2024 to 8 Aug 2024 (43 days) by Greenco Liverpool Ltd, Liverpool

+ Add to report



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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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