TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Parliament Street,
Liverpool, L8 5QY



213707835

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Parliament Street, Liverpool, L8 5QY

Rent currently agreed with tenant of **£2,100** per calendar month which calculates to a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Parliament Street,
Liverpool, L8 5QY

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Property Key Features

Portfolio of 2 Flats

3 Bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £2,100

Market Rent: £3,000

Lounge







Kitchen

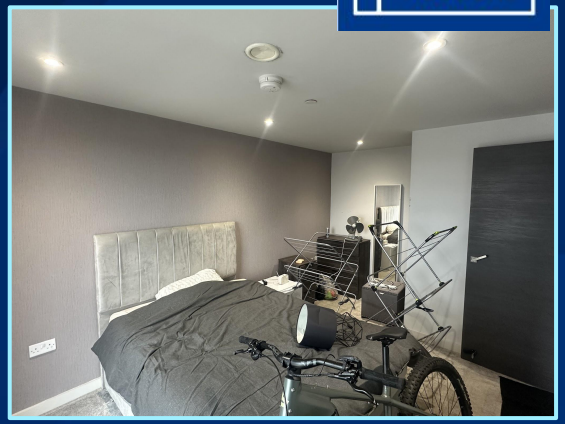






Bedrooms







Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£445,000

10% Deposit (£5,000 Minimum)	**£44,500**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£50,500**
Purchase Balance	**£400,500**
SDLT Charge	**£34,500**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£436,000**

Your total all in costs would be ~£436,000 after taxes and fees based on a purchase price of £445,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £450,000.



3 bedroom apartment for sale

+ Add to report

Brassey Street, Liverpool, L8 5SA

NO LONGER ADVERTISED

Marketed from 11 Jun 2024 to 7 Nov 2024 (148 days) by Nexus Residential, New Homes

£450,000



3 bedroom apartment for sale

+ Add to report

Parliament Square, Liverpool City Centre

NO LONGER ADVERTISED

Marketed from 17 May 2025 to 24 May 2025 (6 days) by RW Invest, Liverpool

£400,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £4,500 based on the analysis carried out by our lettings team.



£4,500 pcm

3 bedroom apartment

+ Add to report

3 Rumford Place, Liverpool, L3

NO LONGER ADVERTISED

Marketed from 17 Sep 2025 to 28 Aug 2026 (344 days) by Taylor Almond Property Ltd, Liverpool



£4,500 pcm

3 bedroom apartment

+ Add to report

Rumford Place, Liverpool, Merseyside, L3

NO LONGER ADVERTISED

Marketed from 24 Nov 2025 to 28 Jan 2026 (65 days) by Reeds Rains, Liverpool



Parliament Street, Liverpool, L8 5QY

PROPERTY ID: 213707835

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.