

LET PROPERTY PACK

INVESTMENT INFORMATION

Apartment 2 Derby Lane,
Liverpool, L13

227079013

 www.letproperty.co.uk





Property Description

Our latest listing is in Apartment 2 Derby Lane, Liverpool, L13

Get instant cash flow of **£730** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£820** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Apartment 2 Derby Lane,
Liverpool, L13

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Property Key Features

1 Bedroom

1 Bathroom

Well maintained

Ideally situated for local
amenities

Factor Fees: £101.00 PM

Ground Rent: £10.41 PM

Lease Length: 238 Years

Current Rent: £730 PM

Market Rent: £820 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

Projected Investment Return



The monthly rent of this property is currently set at £730 per calendar month but the potential market rent is

£ 820



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



Returns Based on Rental Income	£730	£820
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£101.00	
Ground Rent	£10.41	
Letting Fees	£73.00	£82.00
Total Monthly Costs	£511.91	£520.91
Monthly Net Income	£218.09	£299.09
Annual Net Income	£2,617.08	£3,589.08
Net Return	8.44%	11.58%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,949.08**
Adjusted To

Net Return **6.29%**

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

Annual Net Income **£2,214.00**
Adjusted To

Net Return **7.14%**

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 £126,000.



£126,000

1 bedroom apartment for sale

Derby Lane, Liverpool

NO LONGER ADVERTISED

Marketed from 3 Sep 2024 to 12 May 2025 (250 days) by CityRise, Leeds

+ Add to repo



£90,000

1 bedroom apartment for sale

Derby Lane, Regency Court, Old Swan, L13

NO LONGER ADVERTISED **SOLD STC**

Marketed from 21 Mar 2025 to 3 Feb 2026 (319 days) by Atlas Estate Agents, Liverpool

+ Add to repo

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

1 bedroom apartment

+ Add to repo

Sandstone Road West, Old Swan, Liverpool, L13

CURRENTLY ADVERTISED

Marketed from 9 Jun 2026 by Keybanks Estates, West Derby



£850 pcm

1 bedroom detached house

+ Add to re

St Oswalds Street, Liverpool

NO LONGER ADVERTISED

Marketed from 28 Jan 2026 to 20 May 2026 (111 days) by Golding Property Services Ltd, Liverpool

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 the last 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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