

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Adlam Road, Liverpool, L10
1LQ

227157655





PROPERTY DESCRIPTION

Our latest listing is in Adlam Road, Liverpool, L10 1LQ

Get instant cash flow of **£800** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£814** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Adlam Road, Liverpool,
L10 1LQ

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Property Key Features

3 bedroom

2 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

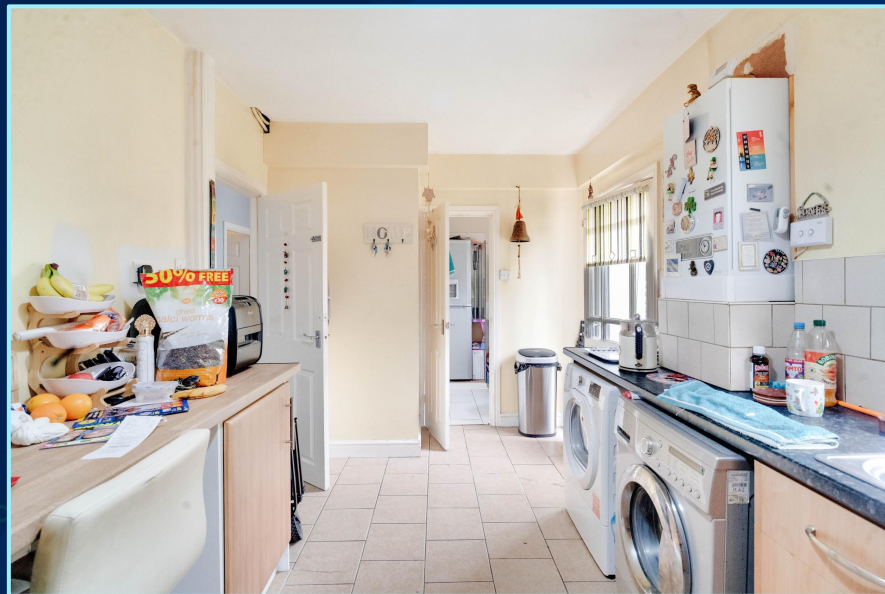
Current Rent: £800

Market Rent: £814

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

Projected Investment Return



Our industry leading letting agency can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

814

Returns Based on Rental Income	£800	£814
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£81.40
Total Monthly Costs	£473.13	£474.53
Monthly Net Income	£326.88	£339.48
Annual Net Income	£3,922.50	£4,073.70
Net Return	10.52%	10.92%

Return **Stress Test** Analysis Report



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

Annual Net Income
Adjusted To **£2,445.70**

Net Return **6.56%**

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

Annual Net Income
Adjusted To **£2,258.70**

Net Return **6.06%**

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 £155,000.



£155,000

3 bedroom semi-detached house for sale

Adlam Road, Fazakerley, Liverpool

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 23 Feb 2026 by Grosvenor Waterford Estate Agents, Aintree

+ Add to report



£140,000

3 bedroom semi-detached house for sale

Adlam Road, Fazakerley

NO LONGER ADVERTISED

Marketed from 17 Apr 2026 to 24 Apr 2026 (6 days) by Alastair Saville, Maghull

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our lettings team.



£950 pcm

3 bedroom terraced house

Greystone Place, Liverpool

NO LONGER ADVERTISED

Marketed from 27 Nov 2025 to 13 Jan 2026 (46 days) by Point Properties, Liverpool

+ Add to report



£950 pcm

3 bedroom terraced house

Swainson Road, Liverpool, L10

NO LONGER ADVERTISED

Marketed from 13 Dec 2024 to 20 Dec 2024 (7 days) by OpenRent, London

+ 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**



Current term of tenancy: **Moved in within the last 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 their solicitor. All information must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted.



Interested in this
property investment?

Call us on
0141 478 0985

Adlam Road, Liverpool, L10 1LQ

PROPERTY ID: 227157655

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.