

LET PROPERTY PACK

INVESTMENT INFORMATION

Plaza Boulevard, Liverpool,
L8 5SW

225298001

 www.letproperty.co.uk





Property Description

Our latest listing is in Plaza Boulevard, Liverpool, L8 5SW

Get instant cash flow of **£825** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£833** which would provide the investor a Gross Yield of **8.3%** 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...



Plaza Boulevard,
Liverpool, L8 5SW

225298001



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £194.00 PM

Ground Rent: £21.00 PM

Lease Length: 232 Years

Current Rent: £825

Market Rent: £833

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge	£6,000
Legal Fees	£1,000
Total Investment	£127,000

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 833

Returns Based on Rental Income	£825	£833
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£194.00	
Ground Rent	£21.00	
Letting Fees	£82.50	£83.30
Total Monthly Costs	£312.50	£313.30
Monthly Net Income	£512.50	£519.70
Annual Net Income	£6,150.00	£6,236.40
Net Return	4.84%	4.91%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,570**
Adjusted To

Net Return **3.60%**



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 apartment for sale

+ Add to report

Parliament Square, Liverpool City Centre

NO LONGER ADVERTISED

Marketed from 11 Apr 2026 to 22 Apr 2026 (10 days) by RW Invest, Liverpool



£139,950

1 bedroom apartment for sale

+ Add to report

Parliament Square, Liverpool, Mersyside, L1

CURRENTLY ADVERTISED

Marketed from 28 Mar 2024 by Sutton Kersh, City Centre

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

1 bedroom flat

Parliment Sq, Crump Street, L1

NO LONGER ADVERTISED

Marketed from 3 Mar 2026 to 31 Mar 2026 (28 days) by Belvoir, Liverpool

+ Add to report



£1,000 pcm

1 bedroom flat

Parliament Square, Liverpool, L1

NO LONGER ADVERTISED

Marketed from 4 Mar 2026 to 28 Apr 2026 (54 days) by Belvoir, Liverpool

+ 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**

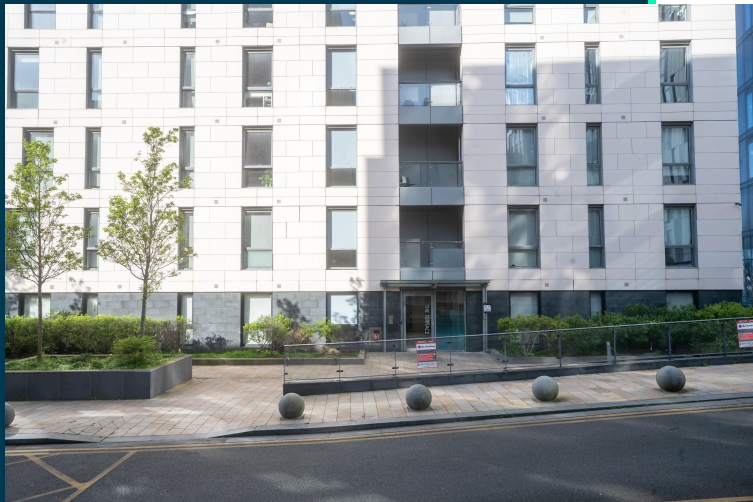
 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **9 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.



Plaza Boulevard, Liverpool, L8 5SW

PROPERTY ID: 12345678



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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