

TENANTED PROPERTY AUCTION **PACK**



INVESTMENT INFORMATION

Mab Lane L12 6QL

228280385





PROPERTY DESCRIPTION

Our latest listing is in Mab Lane L12 6QL

Rent currently agreed with tenant of **£775** per calendar month which calculates to a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£1,018** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Mab Lane L12 6QL

228280385

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £775

Market Rent: £1,018





Purchase Outlay



ASSUMED PURCHASE PRICE

£170,000

10% Deposit (£5,000 Minimum) **£17,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£23,000**

Purchase Balance **£153,000**

SDLT Charge **£9,400**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£163,400**

Your total all in costs would be ~£163,400 after taxes and fees based on a purchase price of £170,000. 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 £180,000.



£180,000

3 bedroom terraced house for sale

+ Add to report

Corner Brook, Liverpool, Merseyside, L28

NO LONGER ADVERTISED

Marketed from 17 Mar 2025 to 25 Sep 2025 (192 days) by Venmore, Liverpool



£180,000

3 bedroom detached house for sale

+ Add to report

Burrowdale Road, Liverpool, L28

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Oct 2024 to 14 Apr 2025 (170 days) by Purplebricks, covering Liverpool

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 lettings team.



£1,200 pcm

3 bedroom house

Mab Lane, West Derby. L12 6QL

NO LONGER ADVERTISED

Marketed from 15 Jun 2026 to 14 Jul 2026 (28 days) by Sutton Kersh Lettings, West Derby

+ Add to report



£1,200 pcm

3 bedroom terraced house

Burrowdale Road, Stockbridge Village, L28

NO LONGER ADVERTISED

Marketed from 31 Jul 2024 to 12 Nov 2024 (103 days) by Keybanks Estates, West Derby

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Mab Lane L12 6QL

PROPERTY ID: 228280385

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.