

LET PROPERTY PACK

INVESTMENT INFORMATION

March Road, Liverpool, L6

227624809

 www.letproperty.co.uk





Property Description

Our latest listing is in March Road, Liverpool, L6

Get instant cash flow of **£900** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,023** which would provide the investor a Gross Yield of **6.1%** 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...



March Road, Liverpool, L6

227624809



Property Key Features

4 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £900

Market Rent: £1,023

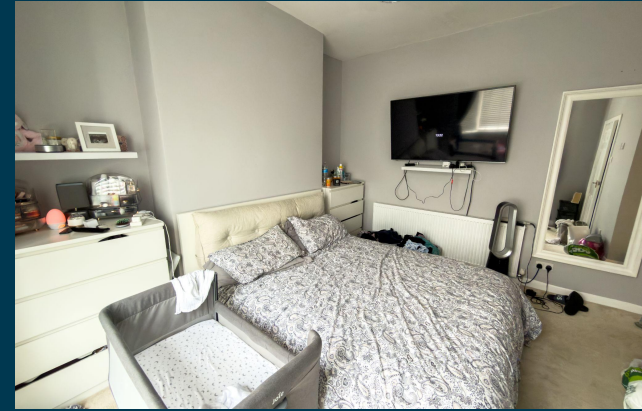
Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 200,000

SDLT Charge £11,500

Legal Fees £1,000

Total Investment £212,500

Projected Investment Return



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

The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,023

Returns Based on Rental Income	£900	£1,023
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£90.00	£102.30
Total Monthly Costs	£105.00	£117.30
Monthly Net Income	£795.00	£905.70
Annual Net Income	£9,540.00	£10,868.40
Net Return	4.49%	5.11%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,822**
Adjusted To

Net Return **4.15%**

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 £260,000.



£260,000

4 bedroom terraced house for sale

Moscow Drive, Liverpool, Merseyside, L13

CURRENTLY ADVERTISED

Marketed from 31 Mar 2026 by Whitegates, West Derby

+ Add to report



£250,000

4 bedroom end of terrace house for sale

Queens Road, Liverpool, Merseyside, L6

NO LONGER ADVERTISED

SOLD STC

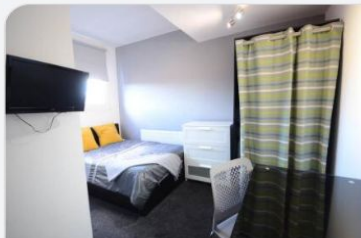
Marketed from 14 Jan 2026 to 5 Jul 2026 (171 days) by Whitegates, West Derby

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,560 based on the analysis carried out by our letting team at **Let Property Management**.



£1,560 pcm

4 bedroom house share

Kensington, Kensington, Liverpool

CURRENTLY ADVERTISED

LET AGREED

Marketed from 14 Jul 2026 by Topproperty Services, Liverpool

+ Add to report



£1,500 pcm

4 bedroom detached house

Lopwell Drive, L6

CURRENTLY ADVERTISED

LET AGREED

Marketed from 28 Jul 2026 by Entwistle Green, 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: **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.



March Road, Liverpool, L6

PROPERTY ID: 12345678

 www.letproperty.co.uk

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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