

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Durning Road, Liverpool L7

227191519

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Durning Road, Liverpool L7

Get instant cash flow of **£600** per calendar month with a **15.0%** Gross Yield for investors.

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...



Durning Road, Liverpool  
L7

227191519



## Property Key Features

**Studio Flat**

**1 Bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £246.63 pm**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £600**

# Kitchen



# Bedroom



# Bathroom



# Exterior



# Initial Outlay



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

## ASSUMED PURCHASE PRICE

£ 48,000

SDLT Charge £2,400

Legal Fees £1,000

Total Investment £51,400

# Projected Investment Return



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



|                                 |           |
|---------------------------------|-----------|
| Returns Based on Rental Income  | £600      |
| Est. Building Cover (Insurance) | £15.00    |
| Approx. Factor Fees             | £246.63   |
| Ground Rent                     | FREEHOLD  |
| Letting Fees                    | £60.00    |
| Total Monthly Costs             | £321.63   |
| Monthly Net Income              | £278.37   |
| Annual Net Income               | £3,340.44 |
| Net Return                      | 6.50%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,140**  
Adjusted To

Net Return                      **4.16%**

# 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 £65,000.



£65,000

## 1 bedroom apartment for sale

+ Add to report

Beech Terrace, Beech Street, Edge Hill, Liverpool

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 3 Oct 2025 by Acumen Estates, Liverpool



£52,500

## 1 bedroom apartment for sale

+ Add to report

112-114, Liverpool, Merseyside, L7

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Nov 2022 to 9 Nov 2022 (6 days) by Venmore, Liverpool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £758 pcm based on the analysis carried out by our letting team at **Let Property Management**.



**£758 pcm**

## 1 bedroom flat

Flat 313 Saint Cyprians, Durning Road, Liverpool

**CURRENTLY ADVERTISED**

Marketed from 3 Jul 2026 by Lewis And Foy Lettings, Liverpool

[+ Add to report](#)



**£693 pcm**

## 1 bedroom flat

Saint Cyprians, Durning Road, Liverpool

**CURRENTLY ADVERTISED**

Marketed from 16 Jun 2026 by Lewis And Foy Lettings, 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  
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.



**LETPROPERTY**