

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Gentwood Road, Liverpool,  
L36

225332763

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





## Property Description

Our latest listing is in Gentwood Road, Liverpool, L36

Get instant cash flow of **£600** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£852** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

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



Gentwood Road,  
Liverpool, L36

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Well maintained**

**Ideally situated for local  
amenities**

**Factor Fees: £0.00 PM**

**Ground Rent: £0.00 PM**

**Lease Length: FREEHOLD**

**Current Rent: £600 PM**

**Market Rent: £852 PM**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£46,500.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 852

Returns Based on Rental Income	£600	£852
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£60.00	£85.20
<b>Total Monthly Costs</b>	<b>£543.75</b>	<b>£568.95</b>
<b>Monthly Net Income</b>	<b>£56.25</b>	<b>£283.05</b>
<b>Annual Net Income</b>	<b>£675.00</b>	<b>£3,396.60</b>
<b>Net Return</b>	<b>1.45%</b>	<b>7.30%</b>

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      **£1,692.60**  
Adjusted To

Net Return                      **3.64%**

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

Annual Net Income      **£1,146.60**  
Adjusted To

Net Return                      **2.47%**

# 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.



**3 bedroom semi-detached house for sale**

+ Add t

Twig Lane, Liverpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Oct 2021 to 18 Feb 2022 (139 days) by Alpha-Move Ltd, Liverpool



**3 bedroom semi-detached house for sale**

+ Add t

Twig Lane, Liverpool, Merseyside, L36

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Aug 2022 to 2 Jul 2023 (310 days) by Whitegates, Huyton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

## 3 bedroom terraced house

Alamein Road, Liverpool, Merseyside, L36

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Mar 2026 to 19 Apr 2026 (38 days) by Whitegates, Huyton

+ Add to report



£900 pcm

## 3 bedroom terraced house

Gentwood Road, Liverpool, L36

NO LONGER ADVERTISED

Marketed from 20 Mar 2026 to 4 Apr 2026 (14 days) by North Wall, 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.



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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**