

LET PROPERTY PACK

INVESTMENT INFORMATION

Tithebarn Street, Liverpool
L2 2LZ

225851973

 www.letproperty.co.uk





Property Description

Our latest listing is in Tithebarn Street, Liverpool L2 2LZ

Get instant cash flow of **£750** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£773** which would provide the investor a Gross Yield of **9.0%** 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...



Tithebarn Street,
Liverpool L2 2LZ

225851973



Property Key Features

Studio Flat

1 Bathroom

Bright Open-Plan Space

Well Equipped Kitchen

Factor Fees: £180 PM

Ground Rent: £30 PM

Lease Length: £225 years

Current Rent: £750

Market Rent: £773

Living Space



Kitchen



Exterior





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

ASSUMED PURCHASE PRICE

£ 103,000

SDLT Charge	£5,150
Legal Fees	£1,000
Total Investment	£109,150

Projected Investment Return



The monthly rent of this property is currently set at £750.00 per calendar month but the potential market rent is

£ 773

Returns Based on Rental Income	£750.00	£773.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£180.00	
Ground Rent	£30.00	
Letting Fees	£75.00	£77.30
Total Monthly Costs	£300.00	£302.30
Monthly Net Income	£450.00	£470.70
Annual Net Income	£5,400.00	£5,648.40
Net Return	4.95%	5.17%

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 **£4,102**
Adjusted To

Net Return **3.76%**



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 £90,000.



£90,000

Studio flat for sale

+ Add to report

Produce Exchange, Victoria Street, Liverpool, L2

CURRENTLY ADVERTISED

Marketed from 7 May 2026 by Sutton Kersh, City Centre



£85,000

Studio apartment for sale

+ Add to report

Tithebarn Street, Liverpool, L2

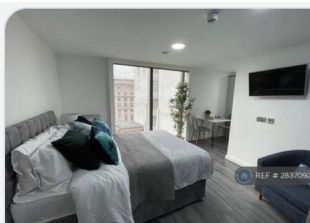
NO LONGER ADVERTISED

Marketed from 7 Feb 2025 to 21 Jul 2025 (164 days) by Reeds Rains, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £780 based on the analysis carried out by our letting team at **Let Property Management**.



£780 pcm

Studio flat

+ Add to report

Drury Lane, Liverpool, L2

NO LONGER ADVERTISED

Marketed from 23 Mar 2026 to 9 Apr 2026 (17 days) by OpenRent, London



£780 pcm

Studio flat

+ Add to report

Princes Building Dale Street, L2

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Feb 2025 to 30 Apr 2025 (79 days) by Sutton Kersh Lettings, City Centre


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.



www.letproperty.co.uk

Tithebarn Street, Liverpool L2 2LZ

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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