

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ash Street, Bootle, L20

218888131

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





## Property Description

Our latest listing is in Ash Street, Bootle, L20

Get instant cash flow of **£435** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



LET PROPERTY



Ash Street, Bootle, L20

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Good Condition**

**Driveway**

**Factor Fees: £0.00**

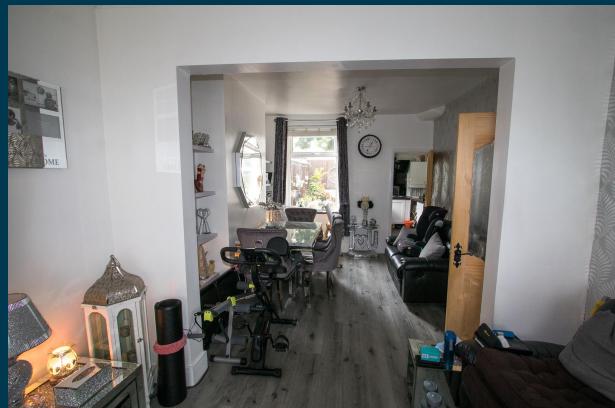
**Ground Rent: Freehold**

**Lease Length: Freehold**

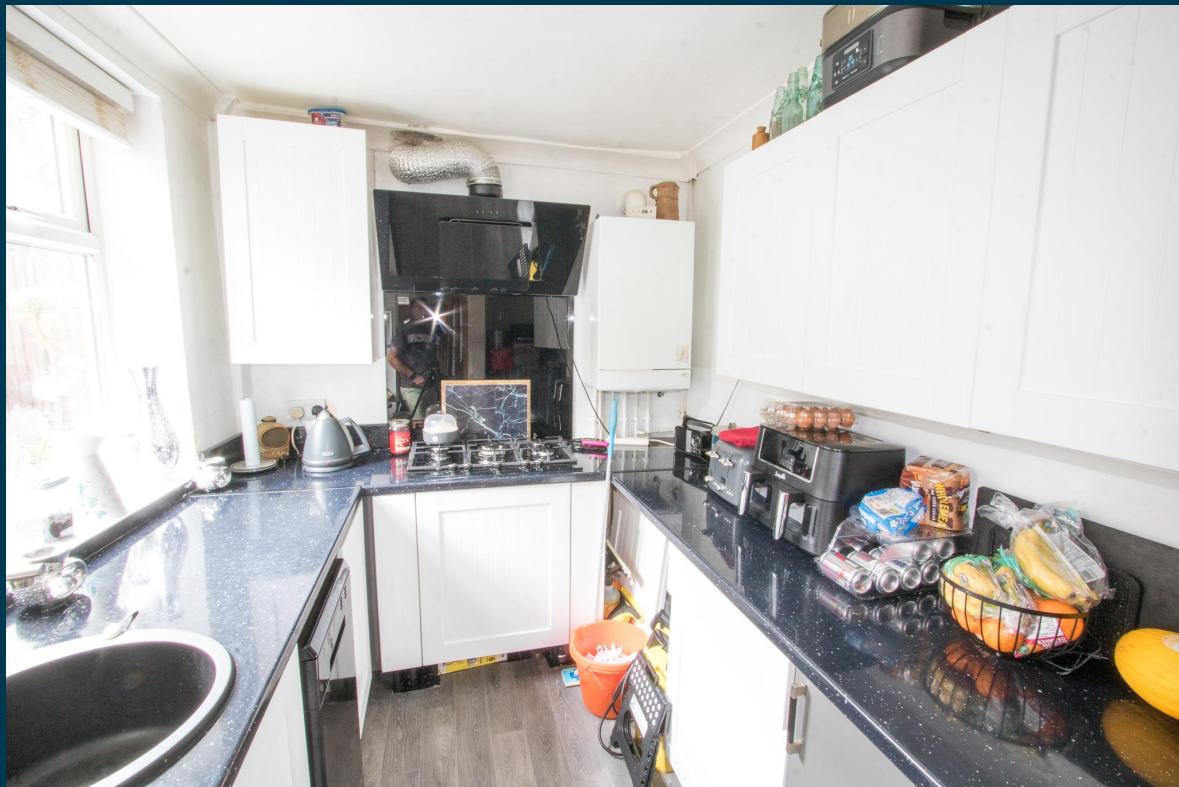
**Current Rent: £435**

**Market Rent: £750**

# Lounge



# Kitchen



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £435 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£435	£750
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent		Freehold
Letting Fees	£43.50	£75.00
Total Monthly Costs	£371.00	£402.50
Monthly Net Income	£64.00	£347.50
Annual Net Income	£768.00	£4,170.00
Net Return	2.48%	13.45%

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	<b>£2,670.00</b>
Adjusted To	
Net Return	<b>8.61%</b>

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income	<b>£2,670.00</b>
Adjusted To	
Net Return	<b>8.61%</b>

# 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 £120,000.



£120,000

## 2 bedroom terraced house for sale

[+ Add to report](#)

Strand Road, Bootle, L20

CURRENTLY ADVERTISED

Marketed from 23 May 2025 by Logic Estates, Liverpool



£85,000

## 2 bedroom terraced house for sale

[+ Add to report](#)

Ash Street, Bootle

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Apr 2021 to 15 Sep 2021 (148 days) by Lyons Estates Ltd, Liverpool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.

A photograph of a modern kitchen interior. It features light-colored wooden cabinets, a white subway tile backsplash, and a built-in oven. A stainless steel sink is on the left, and a black range hood is mounted above the stove. A small blue tag on the oven door reads 'REF # 255941'.

£750 pcm

## 2 bedroom terraced house

Ash Street, Bootle, L20

[+ Add to report](#)

NO LONGER ADVERTISED

Marketed from 7 Mar 2025 to 15 Mar 2025 (8 days) by OpenRent, London

A photograph of a two-story terraced house. The exterior is light-colored with dark-framed windows. A silver car is parked in front of the house. The address 'Ash Street, Liverpool, L20' is visible on the side of the building.

£500 pcm

## 2 bedroom terraced house

Ash Street, Liverpool, L20

[+ Add to report](#)

NO LONGER ADVERTISED LET AGREED

Marketed from 12 Mar 2021 to 27 Apr 2021 (45 days) by Logic Estates, Liverpool

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **YES**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **YES**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **YES**

Fully compliant tenancy including EICR & Gas Safety in order

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.



**LET PROPERTY**