

LET PROPERTY PACK

INVESTMENT INFORMATION

David Lewis Street, Liverpool, L1

227204155

 www.letproperty.co.uk





Property Description

Our latest listing is in David Lewis Street, Liverpool, L1

Get instant cash flow of **£800** per calendar month with a **6.8%** 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...



David Lewis
Street, Liverpool, L1

227204155



Property Key Features

Studio flat

1 bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £129.17

Ground Rent: £0.00

Lease Length: 997 years

Current Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £141,000.00 and borrowing of £105,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 141,000.00

25% Deposit £35,250.00

SDLT Charge £7,370

Legal Fees £1,000.00

Total Investment £43,620.00

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 £800 per calendar month

Returns Based on Rental Income	£800
Mortgage Payments on £105,750.00 @ 5%	£440.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£129.17
Ground Rent	£0.00
Letting Fees	£80.00
Total Monthly Costs	£664.79
Monthly Net Income	£135.21
Annual Net Income	£1,622.50
Net Return	3.72%

Return Stress Test Analysis Report



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

Annual Net Income **£22.50**
Adjusted To

Net Return **0.05%**

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

Annual Net Income **-£492.50**
Adjusted To

Net Return **-1.13%**

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 £150,000.



£150,000

1 bedroom apartment for sale

David Lewis Street, Liverpool, L1

CURRENTLY ADVERTISED

Marketed from 19 Nov 2025 by The Property Experts, London

+ Add to report



£145,000

Studio flat for sale

Rodney Street, Liverpool

NO LONGER ADVERTISED

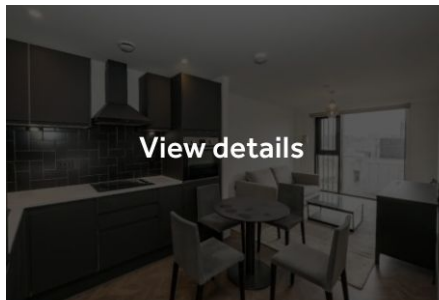
Marketed from 11 Sep 2024 to 21 Nov 2024 (71 days) by Hunters, Liverpool

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1.000 pcm

Studio apartment

David Lewis Street, Liverpool, Merseyside, L1

NO LONGER ADVERTISED

Marketed from 14 Feb 2025 to 19 Feb 2025 (4 days) by Legacie Management & Lettings, Liverpool

+ Add to report



£950 pcm

Studio apartment

David Lewis Street, Liverpool, Merseyside, L1

NO LONGER ADVERTISED

Marketed from 15 Jul 2025 to 22 Jul 2025 (6 days) by Legacie Management & 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**



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.



David Lewis Street, Liverpool, L1

227204155

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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