

LET PROPERTY PACK

INVESTMENT INFORMATION

Wright Street, Liverpool, L5

226324761

 www.letproperty.co.uk





Property Description

Our latest listing is in Wright Street, Liverpool, L5

Get instant cash flow of **£667** per calendar month with a **53.4%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **56.0%** 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...



Wright Street, Liverpool,
L5

226324761



Property Key Features

Studio Flat

1 Bathroom

Spacious Living Spaces

Close proximity to valuable
amenities

Factor Fees: £316.33 PM

Ground Rent: £12.50 PM

Lease Length: 237 Years

Current Rent: £667

Market Rent: £700

Bedrooms



Bathroom



Exterior





ASSUMED PURCHASE PRICE

£ 15,000

SDLT Charge	£0
Legal Fees	£1,000
Total Investment	£16,000

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

Projected Investment Return



The monthly rent of this property is currently set at £667 per calendar month but the potential market rent is

£ 700

Returns Based on Rental Income	£667	£700
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£316.33	
Ground Rent	£12.50	
Letting Fees	£66.70	£70.00
Total Monthly Costs	£410.53	£413.83
Monthly Net Income	£256.47	£286.17
Annual Net Income	£3,077.64	£3,434.04
Net Return	19.24%	21.46%

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 **£2,034**
Adjusted To

Net Return **12.71%**



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 £40,000.



£40,000

Studio flat for sale

Fox Street, Liverpool, Merseyside, L3

CURRENTLY ADVERTISED

Marketed from 1 Dec 2022 by Sutton Kersh, City Centre

+ Add to report



£30,000

Studio flat for sale

5 Prince Edwin Street, Liverpool, L5

CURRENTLY ADVERTISED



Marketed from 27 Mar 2025 by Yopa, North West & Midlands

+ Add to report

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**.

 <p>LEADERS</p> <p>£750 pcm</p>	<p>Studio flat</p> <p>Bevington Bush, Liverpool, Merseyside, L3</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 16 Feb 2026 to 22 Apr 2026 (65 days) by Leaders Lettings, Covering Liverpool</p> <p>+ Add to report</p>
 <p>£720 pcm</p>	<p>Studio flat</p> <p>Great Homer Street, Liverpool, Merseyside, L5</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 18 Mar 2026 to 13 Apr 2026 (25 days) by Lewis And Foy Lettings, Liverpool</p> <p>+ Add to report</p>


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.



Wright Street, Liverpool, L5

PROPERTY ID: 12345678

 www.letproperty.co.uk

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.

