

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Beechwood Road,  
Liverpool, L21

224701094

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





## Property Description

Our latest listing is in Beechwood Road, Liverpool, L21

Get instant cash flow of **£650** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£737** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650**

**Market Rent: £737**

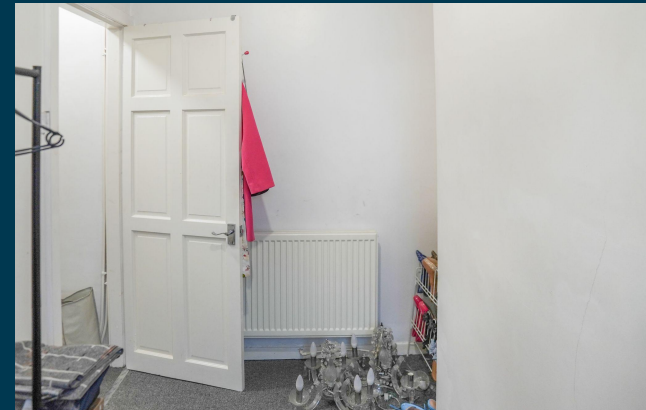
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £102,000.00 and borrowing of £76,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 102,000.00**

25% Deposit	<b>£25,500.00</b>
SDLT Charge	<b>£5,100</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£31,600.00</b>

# 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 £650 per calendar month but the potential market rent is

£ 737

Returns Based on Rental Income	£650	£737
Mortgage Payments on £76,500.00 @ 5%	£318.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£73.70
<b>Total Monthly Costs</b>	<b>£398.75</b>	<b>£407.45</b>
<b>Monthly Net Income</b>	<b>£251.25</b>	<b>£329.55</b>
<b>Annual Net Income</b>	<b>£3,015.00</b>	<b>£3,954.60</b>
<b>Net Return</b>	<b>9.54%</b>	<b>12.51%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,480.60**  
Adjusted To

Net Return                      **7.85%**

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

Annual Net Income      **£2,424.60**  
Adjusted To

Net Return                      **7.67%**

# 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 £100,000.



£100,000

## 2 bedroom terraced house for sale

+ Add to

Beechwood Road, Litherland, Liverpool, Merseyside, L21

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jun 2023 to 26 Jun 2024 (372 days) by Whitegates, Sefton



£95,000

## 2 bedroom terraced house for sale

+ Add to req

Beechwood Road, Liverpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Feb 2022 to 13 Sep 2022 (208 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**.



£750 pcm

## 2 bedroom terraced house

+ Add to report

Beechwood Road, Litherland, Liverpool, Merseyside, L21

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Aug 2025 to 11 Aug 2025 (5 days) by TVG Lettings, Liverpool



£725 pcm

## 2 bedroom terraced house

+ Add to report

Beechwood Road, Liverpool

NO LONGER ADVERTISED






LET AGREED

Marketed from 4 Dec 2024 to 13 Feb 2025 (70 days) by Lyons Estates Ltd, Liverpool

# 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: **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**