

LET PROPERTY PACK

INVESTMENT INFORMATION

11 Epworth Street,
Liverpool, L6

222898697

 www.letproperty.co.uk





Property Description

Our latest listing is in 11 Epworth Street, Liverpool, L6

Get instant cash flow of **£1,100** per calendar month with a **9.1%** Gross Yield for investors.

This property has a potential to rent for **£1,115** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £200.00 PM

Ground Rent: £23.00 PM

Lease Length: 110 years

Current Rent: £1,100 PM

Market Rent: £1,115 PM

Lounge



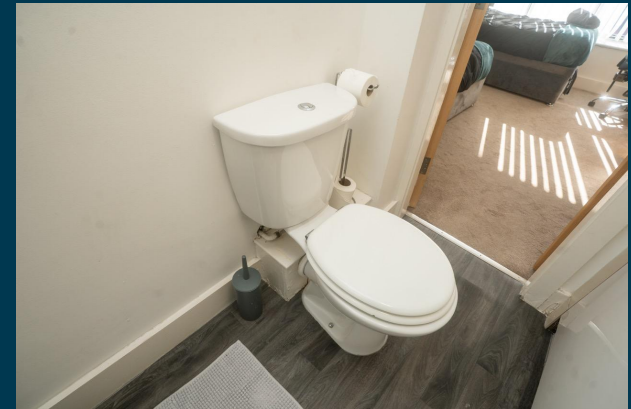
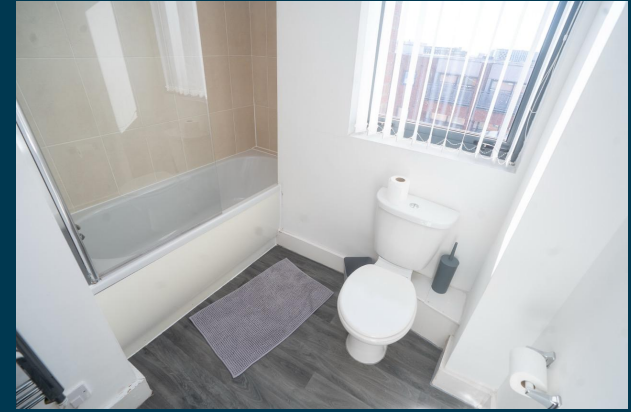
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£7,650
Legal Fees	£1,000.00
Total Investment	£44,900.00

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,115

Returns Based on Rental Income	£1,100	£1,115
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	£23.00	
Letting Fees	£110.00	£111.50
Total Monthly Costs	£801.13	£802.63
Monthly Net Income	£298.88	£312.38
Annual Net Income	£3,586.50	£3,748.50
Net Return	7.99%	8.35%

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 **£1,518.50**
Adjusted To

Net Return **3.38%**

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

Annual Net Income **£1,849.50**
Adjusted To

Net Return **4.12%**

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 £156,500.



£156,500

2 bedroom apartment for sale

+ Add to report

Salisbury Street, Liverpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Mar 2025 to 7 Oct 2025 (189 days) by CityRise, Leeds



£150,000

2 bedroom semi-detached house for sale

+ Add to report

Canterbury Street, Liverpool, Merseyside, L3

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 16 Apr 2026 by RAW AGENT, Covering Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom flat

Moss Street, Liverpool, L6

NO LONGER ADVERTISED

Marketed from 8 Feb 2026 to 7 Apr 2026 (57 days) by OpenRent, London

+ Add to report



£1,126 pcm

2 bedroom house share

Alexander Court (Bills Exclusive), St Andrews Street, Liverpool

NO LONGER ADVERTISED

LET AGREED






Marketed from 7 Oct 2025 to 20 Jan 2026 (105 days) by Topproperty Services, 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**
-  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.



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