

LET PROPERTY PACK

INVESTMENT INFORMATION

Blue Bell Lane, Liverpool, L36

225706493

 www.letproperty.co.uk





Property Description

Our latest listing is in Blue Bell Lane, Liverpool, L36

Get instant cash flow of **£900** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£1,019** which would provide the investor a Gross Yield of **10.2%** 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...



Blue Bell Lane, Liverpool, L36

225706493



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £900

Market Rent: £1,019

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £120,000.

ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge £6,000

Legal Fees £1,000

Total Investment £127,000

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 £900 per calendar month but the potential market rent is

£ 1,019

Returns Based on Rental Income	£900	£1,019
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£90.00	£101.90
Total Monthly Costs	£105.00	£116.90
Monthly Net Income	£795.00	£902.10
Annual Net Income	£9,540.00	£10,825.20
Net Return	7.51%	8.52%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To	£8,787
Net Return	6.92%

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 £129,950.



2 bedroom terraced house for sale

[+ Add to](#)

Blue Bell Lane, Liverpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Aug 2023 to 14 Dec 2023 (119 days) by Alpha-Move Ltd, Liverpool

£129,950



2 bedroom house for sale

[+ Add to rep](#)

Blue Bell Lane, Huyton, Liverpool

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Dec 2020 to 2 Mar 2021 (80 days) by Abode, Allerton

£125,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom semi-detached house

Linden Drive, Liverpool, Merseyside, L36

NO LONGER ADVERTISED

Marketed from 12 Jun 2024 to 17 Feb 2025 (250 days) by Lev Liverpool, Litherland

+ Add to report



£1,050 pcm

2 bedroom semi-detached house

St Gabriels Avenue, Liverpool, L36

CURRENTLY ADVERTISED

Marketed from 16 Jul 2026 by The Letting Experts, London

+ 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: **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.



Blue Bell Lane, Liverpool, L36

PROPERTY ID: 225706493

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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