

LET PROPERTY PACK

INVESTMENT INFORMATION

Parliament Square, 8
Crump Street, Liverpool, L1

227739411

 www.letproperty.co.uk





Property Description

Our latest listing is in Parliament Square, 8 Crump Street, Liverpool, L1

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £200.00 pm

Ground Rent: £22.83 pm

Lease Length: 235 years

Market Rent: £1,150

Lounge



Kitchen



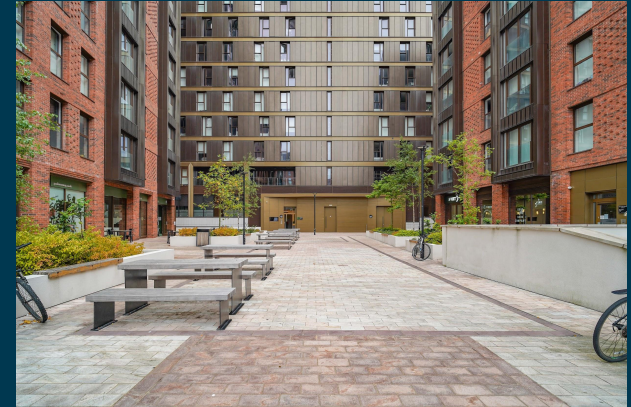
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £153,000.00 and borrowing of £114,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 153,000.00

25% Deposit £38,250.00

SDLT Charge £8,210

Legal Fees £1,000.00

Total Investment £47,460.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,150
Mortgage Payments on £114,750.00 @ 5%	£478.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£200.00
Ground Rent	£22.83
Letting Fees	£115.00
Total Monthly Costs	£830.96
Monthly Net Income	£319.05
Annual Net Income	£3,828.54
Net Return	8.07%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,528.54**
Adjusted To

Net Return **3.22%**

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

Annual Net Income **£1,807.50**
Adjusted To

Net Return **3.81%**

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 £169,000.

	1 bedroom apartment for sale Brooklyn Square, Liverpool NO LONGER ADVERTISED Marketed from 19 Oct 2022 to 7 Nov 2022 (19 days) by North Property Group, Leeds	+ Add to
	1 bedroom apartment for sale Brooklyn Square, Liverpool NO LONGER ADVERTISED Marketed from 24 Oct 2022 to 7 Nov 2022 (13 days) by North Property Group, Manchester	+ Add to

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

Greenland Street, Liverpool

NO LONGER ADVERTISED

Marketed from 22 Apr 2026 to 30 Apr 2026 (8 days) by Hunters, Liverpool



£925 pcm

1 bedroom apartment

Crump Street, Liverpool

NO LONGER ADVERTISED

Marketed from 13 Apr 2026 to 5 May 2026 (21 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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Liverpool, L1

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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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