

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Jamaica Street, Liverpool,  
L1

217023300

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





## Property Description

Our latest listing is in Jamaica Street, Liverpool, L1

Get instant cash flow of **£650** per calendar month with a **17.3%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **18.7%** if the rent was increased to market rate.

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



Jamaica Street, Liverpool,  
L1

217023300



## Property Key Features

**Studio Flat**

**1 Bathroom**

**Well-Maintained Living Space**

**Fitted Kitchen**

**Factor Fees: £235.00 PM**

**Ground Rent: £42.00 PM**

**Lease Length: 245 years**

**Current Rent: £650**

**Market Rent: £700**

# Living Space



# Bathroom



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 45,000

SDLT Charge £2,250

Legal Fees £1,000

Total Investment £48,250

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 700



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



Returns Based on Rental Income	£650	£700
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£235.00	
Ground Rent	£42.00	
Letting Fees	£65.00	£70.00
<b>Total Monthly Costs</b>	<b>£357.00</b>	<b>£362.00</b>
<b>Monthly Net Income</b>	<b>£293.00</b>	<b>£338.00</b>
<b>Annual Net Income</b>	<b>£3,516.00</b>	<b>£4,056.00</b>
<b>Net Return</b>	<b>7.29%</b>	<b>8.41%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,656**  
Adjusted To

Net Return                      **5.50%**



# 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 £55,000.



£55,000

## Studio flat for sale

+ Add to report

Apartment 47 The Artesian, 10-14 Jamaica Street, Liverpool, L1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Apr 2022 to 14 Nov 2024 (954 days) by Collective Property Co, Liverpool

Bills Included | Fully Managed By Urban Evolution | Popular Rental Accommodation | Great for Stud...



£48,000

## Studio flat for sale

+ Add to report

Artesian House, 10-14 Jamaica Street, Liverpool, L1 0AF

NO LONGER ADVERTISED

Marketed from 25 Apr 2024 to 16 May 2024 (20 days) by yieldit, Manchester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

**Studio flat**

+ Add to report

Jamaica Street, Liverpool, L1

NO LONGER ADVERTISED

Marketed from 2 Sep 2025 to 6 Sep 2025 (3 days) by OpenRent, London



£700 pcm

**Studio flat**

+ Add to report

Jamaica Street, Liverpool, L1

NO LONGER ADVERTISED

Marketed from 22 Sep 2025 to 26 Sep 2025 (3 days) by OpenRent, London


# 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.



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Jamaica Street, Liverpool, L1

PROPERTY ID: 12345678

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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