

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Linacre Lane, Bootle, L20

225271495

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





## Property Description

Our latest listing is in Linacre Lane, Bootle, L20

Get instant cash flow of **£850** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£873** which would provide the investor a Gross Yield of **7.0%** 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...**



Linacre Lane, Bootle, L20

225271495



## Property Key Features

3 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: £8.33 pm

Lease Length: 876 years

Current Rent: £850

Market Rent: £873

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

# 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 £850 per calendar month but the potential market rent is

£ 873

Returns Based on Rental Income	£850	£873
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£8.33	
Letting Fees	£85.00	£87.30
<b>Total Monthly Costs</b>	<b>£577.08</b>	<b>£579.38</b>
<b>Monthly Net Income</b>	<b>£272.92</b>	<b>£293.62</b>
<b>Annual Net Income</b>	<b>£3,275.04</b>	<b>£3,523.44</b>
<b>Net Return</b>	<b>7.04%</b>	<b>7.58%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,777.44**  
Adjusted To

Net Return                      **3.82%**

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

Annual Net Income      **£1,373.40**  
Adjusted To

Net Return                      **2.95%**

# 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 £160,000.



£160,000

## 3 bedroom end of terrace house for sale

+ Add to report

Ibstock Road, Bootle, L20 5DZ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Jan 2026 by Moda Estates, Liverpool



£150,000

## 3 bedroom semi-detached house for sale

+ Add to report

Ibstock Road, Bootle, L20

NO LONGER ADVERTISED

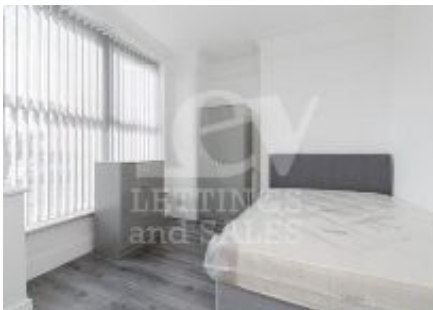
SOLD STC

Marketed from 24 Feb 2022 to 31 Aug 2022 (187 days) by Purplebricks, covering Liverpool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

## 4 bedroom terraced house

Litherland Road, Bootle, Merseyside, L20

NO LONGER ADVERTISED

Marketed from 13 May 2025 to 3 Jun 2025 (20 days) by Lev Liverpool, Litherland

+ Add to report



£900 pcm

## 4 bedroom terraced house

Alt Road, Bootle, Merseyside, L20

NO LONGER ADVERTISED

Marketed from 9 Nov 2023 to 16 Nov 2023 (7 days) by Lev Liverpool, Litherland

+ 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.



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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**