

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Wavertree Road, Liverpool,
L7

228603623





PROPERTY DESCRIPTION

Our latest listing is in Wavertree Road, Liverpool, L7

Rent currently agreed with tenant of **£1,000** per calendar month which calculates to a **10.9%** Gross Yield for investors.

This property has a potential to rent for **£1,142** which would provide the investor a Gross Yield of **12.5%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Wavertree Road,
Liverpool, L7

228603623

Property Key Features

2 Bedrooms

3 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

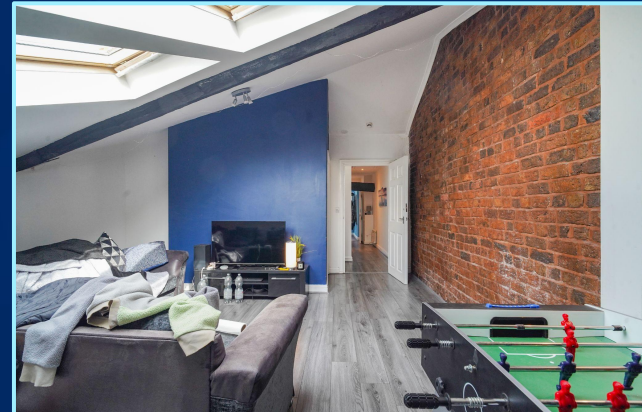
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,000

Market Rent: £1,142

Lounge



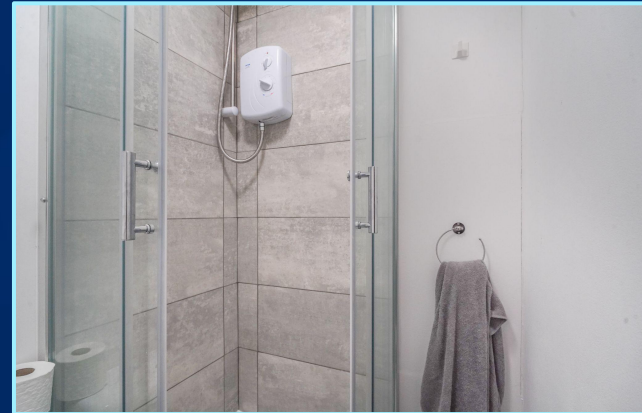
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£110,000

10% Deposit (£5,000 Minimum) **£11,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£17,000**

Purchase Balance **£99,000**

SDLT Charge **£5,500**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£105,500**

Your total all in costs would be ~£105,500 after taxes and fees based on a purchase price of £110,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £130,000.



£130,000

2 bedroom flat for sale

+ Add to report

Chancellor Court, Georgian Quarter, L8

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Nov 2025 to 3 Jul 2026 (219 days) by Atlas Estate Agents, Liverpool



£125,000

2 bedroom flat for sale

+ Add to report

Chancellor Court, Liverpool, Merseyside, L8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 Aug 2023 by Entwistle Green, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our lettings team.

 £1,350 pcm	2 bedroom apartment Vine Street, Liverpool CURRENTLY ADVERTISED Marketed from 18 Aug 2026 by Urban Sleep, Liverpool + Add to report
 £1,300 pcm	2 bedroom apartment Vine Street, Liverpool CURRENTLY ADVERTISED LET AGREED Marketed from 4 Aug 2026 by Urban Sleep, Liverpool + Add to report



Wavertree Road, Liverpool, L7

PROPERTY ID: 228603623

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.