TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Moss Street, Liverpool L6 1HD



230584376

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Moss Street, Liverpool L6 1HD

Rent currently agreed with tenant of **£895** per calendar month which calculates to a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.3%** 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...



Moss Street, Liverpool L6 1HD

230584376

Property Key Features

2 Bedroom

2 Bathroom

Spacious Lounge

Easy Access to Local Amenities

Factor Fees: In Legal Pack

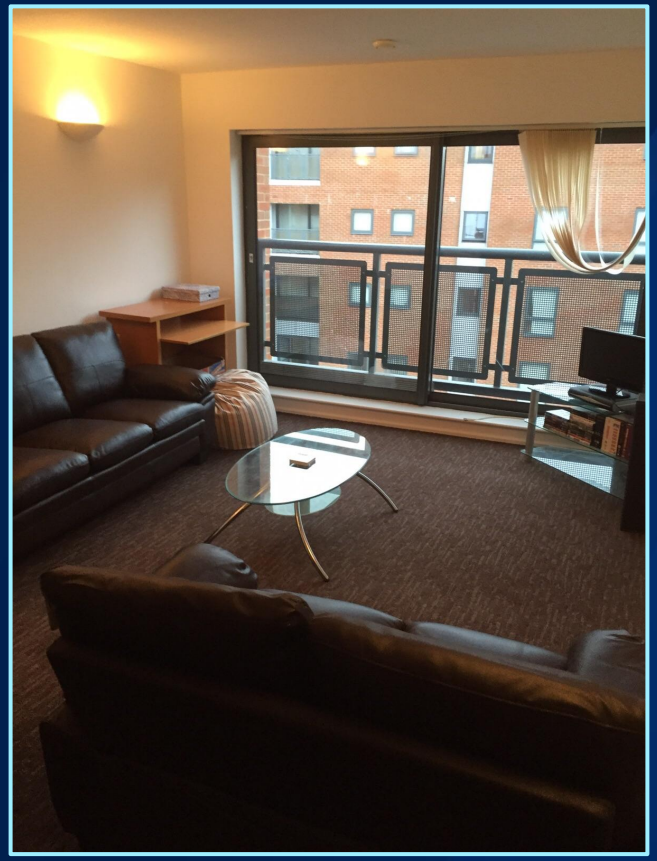
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £895

Market Rent: £950

Lounge

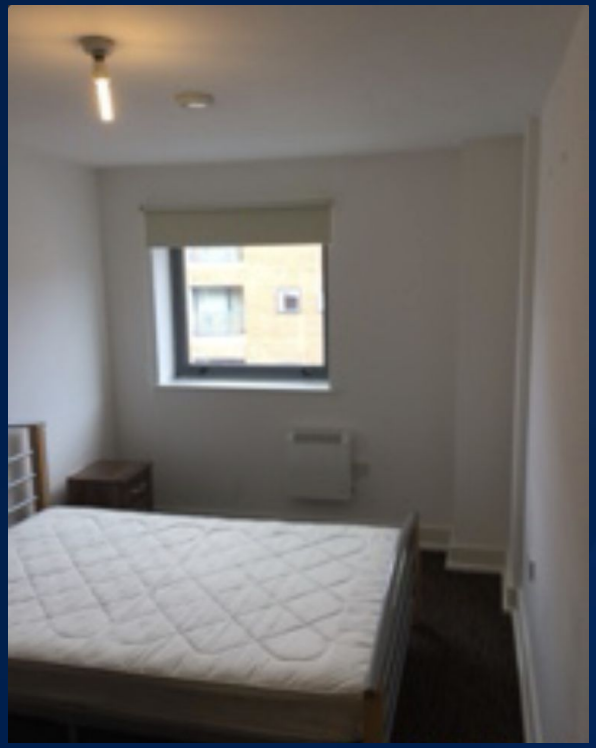


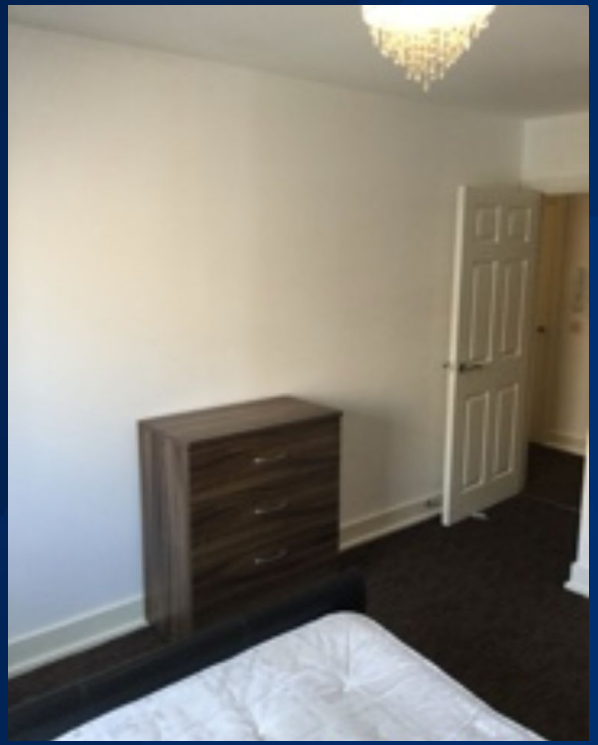
Tenanted Property Auctions

Kitchen



Bedrooms





Bathroom





Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£137,000

10% Deposit (£5,000 Minimum)	**£13,700**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£19,700**
Purchase Balance	**£123,300**
SDLT Charge	**£7,090**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£131,390**

Your total all in costs would be ~£131,390 after taxes and fees based on a purchase price of £137,000. 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 £140,000.



2 bedroom flat for sale

+ Add to report

Falkland Street, Liverpool, L3

NO LONGER ADVERTISED

Marketed from 22 Jan 2025 to 24 Jan 2025 (1 days) by Yopa, North West & Midlands

£140,000



2 bedroom flat for sale

+ Add to report

Moss Street, Liverpool, Merseyside, L6

NO LONGER ADVERTISED SOLD STC

Marketed from 28 Apr 2026 to 16 Oct 2026 (170 days) by Entwistle Green, Old Swan

£140,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our lettings team.



2 bedroom flat

+ Add to report

Shaw Street, City Centre, Liverpool, L6

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Jul 2024 to 29 Aug 2024 (42 days) by Northwood, Liverpool

£1,000 pcm



2 bedroom apartment

+ Add to report

10E Moss Street, City Centre

NO LONGER ADVERTISED LET AGREED

Marketed from 18 May 2026 to 7 Jul 2026 (49 days) by City Residential, Liverpool

£1,000 pcm



Moss Street, Liverpool L6 1HD

PROPERTY ID: 230584376

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.