

LET PROPERTY PACK

INVESTMENT INFORMATION

Henry Street, Liverpool, L1

230038155

 www.letproperty.co.uk





Property Description

Our latest listing is in Henry Street, Liverpool, L1

This property has a potential to rent for **£723** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to 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.

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



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Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £166.57 PM

Ground Rent: £0.00

Lease Length: 80 years

Market Rent: £723

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

Projected Investment Return



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



Returns Based on Rental Income	£723
Mortgage Payments on £86,250.00 @ 5%	£359.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£166.57
Ground Rent	£0.00
Letting Fees	£72.30
Total Monthly Costs	£613.25
Monthly Net Income	£109.76
Annual Net Income	£1,317.06
Net Return	3.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£128.94**
Adjusted To

Net Return **-0.36%**

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

Annual Net Income **-£407.94**
Adjusted To

Net Return **-1.15%**

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 £210,000.



£210,000

1 bedroom apartment for sale

[+ Add to report](#)

Rice Works, Liverpool City Centre

NO LONGER ADVERTISED

Marketed from 26 Feb 2026 to 9 Mar 2026 (10 days) by RW Invest, Manchester



£209,950

1 bedroom apartment for sale

[+ Add to report](#)

The Mercantile, Liverpool City Centre – 6% Rental Yields | Lucrative Buy to Let Opportunity

NO LONGER ADVERTISED

Marketed from 16 Sep 2026 to 16 Sep 2026 by RW Invest, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

Argyle Street, Liverpool, L1

NO LONGER ADVERTISED

Marketed from 16 Aug 2025 to 19 Aug 2025 (2 days) by OpenRent, London

+ Add to report

£825 pcm



1 bedroom apartment

The Foundry, 40 Henry Street, Liverpool, Merseyside, L1

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Nov 2023 to 8 Dec 2023 (30 days) by TVG Lettings, Liverpool

+ Add to report

£775 pcm

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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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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