

# LET PROPERTY PACK

## INVESTMENT INFORMATION

11 Webb Street, Liverpool,  
L7

224617749

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





## Property Description

Our latest listing is in 11 Webb Street, Liverpool, L7

Get instant cash flow of **£800** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **12.0%** 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...



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 950 years**

**Current Rent: £800**

**Market Rent: £1,000**

# 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 £800 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£800	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£80.00	£100.00
<b>Total Monthly Costs</b>	<b>£563.75</b>	<b>£583.75</b>
<b>Monthly Net Income</b>	<b>£236.25</b>	<b>£416.25</b>
<b>Annual Net Income</b>	<b>£2,835.00</b>	<b>£4,995.00</b>
<b>Net Return</b>	<b>6.10%</b>	<b>10.74%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,995.00**  
Adjusted To

Net Return                      **6.44%**

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

Annual Net Income      **£2,745.00**  
Adjusted To

Net Return                      **5.90%**

# 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 £150,000.



£150,000

## 2 bedroom house for sale

+ Add to report

Earle Road, Liverpool, Merseyside, L7

NO LONGER ADVERTISED

Marketed from 21 Mar 2023 to 10 Aug 2023 (142 days) by Entwistle Green, Allerton



£145,000

## 2 bedroom town house for sale

+ Add to report

Earle Road, Wavertree, Liverpool

NO LONGER ADVERTISED

Marketed from 15 Jun 2022 to 27 Jul 2022 (42 days) by Venmore, Liverpool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

## 2 bedroom terraced house

Webster Road, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 Oct 2025 to 28 Nov 2025 (28 days) by Your Place Limited, Liverpool

+ Add to report



£950 pcm

## 2 bedroom house

Hawdon Court, LIVERPOOL

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Sep 2025 to 24 Sep 2025 (1 days) by Jones & Chapman - Lettings, Allerton

+ 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: **4 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.



Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

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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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