

LET PROPERTY PACK

INVESTMENT INFORMATION

Standale Road, Liverpool,
L15

229043476

 www.letproperty.co.uk





Property Description

Our latest listing is in Standale Road, Liverpool, L15

Get instant cash flow of **£850.00** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000.00** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Standale Road, Liverpool,
L15

229043476



Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £850.00

Market Rent: £1,000.00

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £155,250 and borrowing of £116,437.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,250.00

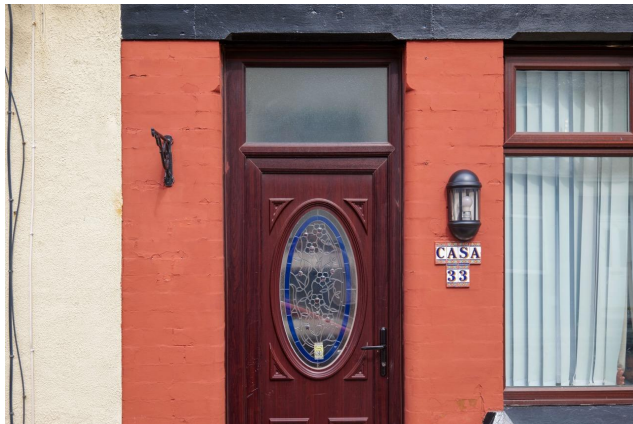
25% Deposit £38,812.50

SDLT Charge £8,368

Legal Fees £1,000.00

Total Investment £48,180.00

Projected Investment Return



The monthly rent of this property is currently set at £850.00 per calendar month but the potential market rent is

£1,000

Returns Based on Rental Income	£850.00	£1,000.00
Mortgage Payments on £116,437.50 @ 5%	£485.16	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£585.16	£600.16
Monthly Net Income	£264.84	£399.84
Annual Net Income	£3,178.13	£4,798.13
Net Return	6.60%	9.96%

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



Return Stress Test Analysis Report



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



£165,000

2 bedroom flat for sale

+ Add to repo

North Drive, Wavertree, Liverpool, Merseyside, L15

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jul 2025 to 23 Apr 2026 (266 days) by Entwistle Green, Allerton



£160,000

2 bedroom terraced house for sale

+ Add to repo

Northdale Road, Wavertree, L15

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Sep 2025 to 2 Mar 2026 (158 days) by Atlas Estate Agents, Liverpool

5% to 7%)

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 £165,000.

 £165,000	2 bedroom flat for sale North Drive, Wavertree, Liverpool, Merseyside, L15 NO LONGER ADVERTISED SOLD STC Marketed from 30 Jul 2025 to 23 Apr 2026 (266 days) by Entwistle Green, Allerton + Add to repo
 £160,000	2 bedroom terraced house for sale Northdale Road, Wavertree, L15 NO LONGER ADVERTISED SOLD STC Marketed from 25 Sep 2025 to 2 Mar 2026 (158 days) by Atlas Estate Agents, Liverpool + Add to repo

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom terraced house

+ Add to report

Westdale Road, Wavertree, L15

CURRENTLY ADVERTISED

LET AGREED

Marketed from 7 Sep 2026 by Atlas Estate Agents, Liverpool



£1,100 pcm

2 bedroom house

+ Add to report

Taunton Street, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jul 2026 to 1 Sep 2026 (46 days) by Mistoria, Liverpool

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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229043476

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