

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Marlsford Street, Liverpool,  
L6

226290525

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





## Property Description

Our latest listing is in Marlsford Street, Liverpool, L6

Get instant cash flow of **£600** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£651** which would provide the investor a Gross Yield of **7.8%** 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...**



Marlsford Street,  
Liverpool, L6

226290525



## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious rooms**

**Close proximity to valuable amenities**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £600**

**Market Rent: £651**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

# 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 £600 per calendar month but the potential market rent is

£ 651

Returns Based on Rental Income	£600	£651
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£65.10
<b>Total Monthly Costs</b>	<b>£387.50</b>	<b>£392.60</b>
<b>Monthly Net Income</b>	<b>£212.50</b>	<b>£258.40</b>
<b>Annual Net Income</b>	<b>£2,550.00</b>	<b>£3,100.80</b>
<b>Net Return</b>	<b>8.23%</b>	<b>10.00%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,798.80**  
Adjusted To

Net Return                      **5.80%**

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

Annual Net Income      **£1,600.80**  
Adjusted To

Net Return                      **5.16%**

# 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 £100,000.



Reeds Rains

**£100,000**

**2 bedroom terraced house for sale**

Marlsford Street, Liverpool, Merseyside, L6

NO LONGER ADVERTISED **SOLD STC**

Marketed from 9 Sep 2024 to 6 Feb 2025 (149 days) by Reeds Rains, Liverpool

+ Add to repo



**£99,950**

**2 bedroom end of terrace house for sale**

Marlsford Street, Liverpool, L6

NO LONGER ADVERTISED **SOLD STC**

Marketed from 11 Sep 2024 to 5 Sep 2025 (358 days) by Sutton Kersh, West Derby

+ Add to

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 2 bedroom end of terrace house

+ Add to report

Marlsford Street, Liverpool, L6

NO LONGER ADVERTISED

Marketed from 25 Nov 2025 to 17 Dec 2025 (22 days) by OpenRent, London



£725 pcm

## 2 bedroom terraced house

+ Add to report

Marlsford Street , L6

NO LONGER ADVERTISED






LET AGREED

Marketed from 28 Oct 2023 to 31 Oct 2023 (2 days) by HOMEsure, 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: **7 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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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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