

LET PROPERTY PACK

INVESTMENT INFORMATION

Bulwer Street, Bootle, L20

226746539

 www.letproperty.co.uk





Property Description

Our latest listing is in Bulwer Street, Bootle, L20

Get instant cash flow of **£795** per calendar month with a **8.7%** Gross Yield for investors.

This property has a potential to rent for **£805** which would provide the investor a Gross Yield of **8.8%** 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...



Bulwer Street, Bootle, L20

226746539



Property Key Features

2 Bedrooms

2 Bathrooms

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £795 PM

Market Rent: £805 PM

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 110,000

SDLT Charge	£5,500
Legal Fees	£1,000
Total Investment	£116,500

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 805

Returns Based on Rental Income	£795	£805
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£79.50	£80.50
Total Monthly Costs	£94.50	£95.50
Monthly Net Income	£700.50	£709.50
Annual Net Income	£8,406.00	£8,514.00
Net Return	7.22%	7.31%

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 rental income

Annual Net Income **£6,904**
Adjusted To

Net Return **5.93%**



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 £115,000.



£115,000

2 bedroom terraced house for sale

+ Add to report

Cowper Street, Bootle, L20 4RS

CURRENTLY ADVERTISED SOLD STC

Marketed from 8 Sep 2025 by eXp UK, North West



£110,000

2 bedroom house for sale

+ Add to report

Cowper Street, Bootle

NO LONGER ADVERTISED SOLD STC

Marketed from 2 Feb 2026 to 16 Feb 2026 (13 days) by Concentric Sales & Lettings, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom house

+ Add to re

Moore Street, Bootle, L20 4SE

CURRENTLY ADVERTISED

LET AGREED

Marketed from 1 May 2026 by Entwistle Green, Maghull



£825 pcm

2 bedroom apartment

+ Add to re

Willow House

NO LONGER ADVERTISED

Marketed from 1 Apr 2026 to 12 May 2026 (40 days) by Ocasa Homes, Willow House

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.



www.letproperty.co.uk

Bulwer Street, Bootle, L20

PROPERTY ID: 12345678

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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