

LET PROPERTY PACK

INVESTMENT INFORMATION

Herrick Street, Liverpool,
L13

225747914

 www.letproperty.co.uk





Property Description

Our latest listing is in Herrick Street, Liverpool, L13

Get instant cash flow of **£550** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£808** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Herrick Street, Liverpool,
L13

225747914



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £30 pm

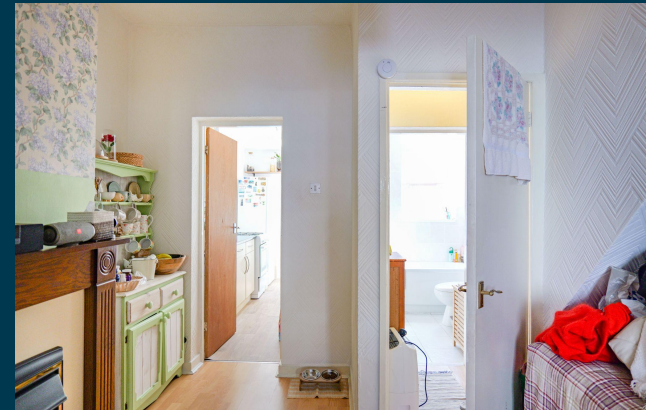
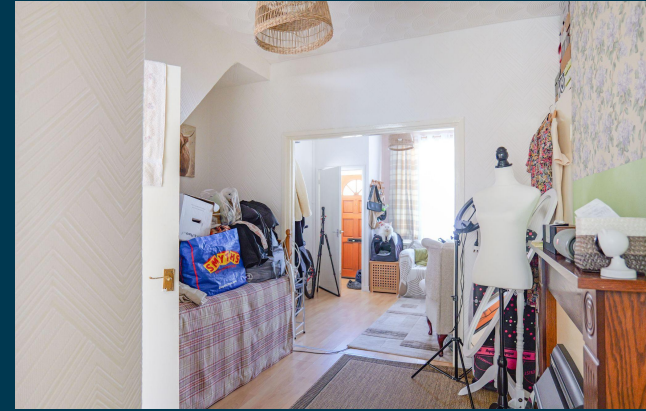
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £808

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £95,000.

ASSUMED PURCHASE PRICE

£ 95,000.00

SDLT Charge	£4,750
Legal Fees	£1,000
Total Investment	£100,750

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 £550 per calendar month but the potential market rent is

£ 808

Returns Based on Rental Income	£550	£808
Mortgage Payments on £71,250.00 @ 5%	£15.00	
Est. Building Cover (Insurance)	£30.00	
Approx. Factor Fees	Freehold	
Ground Rent	£55.00	£80.80
Letting Fees	£100.00	£125.80
Total Monthly Costs	£450.00	£682.20
Monthly Net Income	£5,400.00	£8,186.40
Annual Net Income	5.36%	8.13%
Net Return	£550	£808

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,570**
Adjusted To

Net Return **6.52%**



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.



£100,000

2 bedroom terraced house for sale

Herrick Street, Old Swan, Liverpool, L13

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Mar 2025 to 13 Jan 2026 (295 days) by Northwood, Liverpool

+ Add to report



£95,000

2 bedroom terraced house for sale

Herrick Street, Liverpool, L13

NO LONGER ADVERTISED

Marketed from 24 Feb 2023 to 1 Mar 2023 (5 days) by Entwistle Green, Old Swan

+ Add to report

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**.



£825 pcm

2 bedroom terraced house

Herrick Street, Liverpool, Merseyside, L13

CURRENTLY ADVERTISED

Marketed from 13 Apr 2026 by Reeds Rains, West Derby

+ Add to report



£800 pcm

2 bedroom terraced house

Herrick Street, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Apr 2024 to 31 May 2024 (49 days) by Michael Moon, Great Crosby

+ 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**

 Current term of tenancy: **2 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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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