

LET PROPERTY PACK

INVESTMENT INFORMATION

Bibbys Lane, Bootle, L20

224463883

 www.letproperty.co.uk





Property Description

Our latest listing is in Bibbys Lane, Bootle, L20

Get instant cash flow of **£750** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£799** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Bibbys Lane, Bootle, L20

224463883



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: £0.16 pm

Lease Length: 867 years

Current Rent: £750

Market Rent: £799

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 105,000.00

SDLT Charge	£5,250
Legal Fees	£1,000
Total Investment	£111,250

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 799



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



Returns Based on Rental Income	£750	£799
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£0.16	
Letting Fees	£75.00	£79.90
Total Monthly Costs	£90.16	£95.06
Monthly Net Income	£659.84	£703.94
Annual Net Income	£7,918.08	£8,447.28
Net Return	7.12%	7.59%

Return **Stress Test** Analysis Report



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

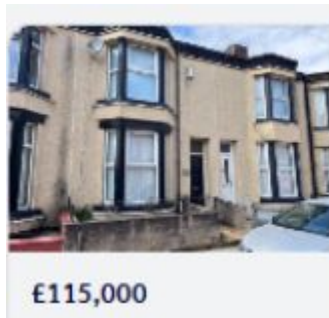
Annual Net Income **£6,849**
Adjusted To

Net Return **6.16%**

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 £115,000.



3 bedroom terraced house for sale

Scott Street, Bootle

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 7 Aug 2025 to 21 Jan 2026 (166 days) by Lyons Estates Ltd, Liverpool



3 bedroom terraced house for sale

Croxteth Road, Bootle, L20

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Mar 2022 to 5 Jan 2023 (296 days) by Whitegates, Sefton

Rent Comparables **Report**



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

3 bedroom terraced house

Cowper Street, Bootle, L20

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Mar 2026 to 20 Jun 2026 (106 days) by Lyons Estates Ltd, 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**



Current term of tenancy: **3 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.



www.letproperty.co.uk

Bibbys Lane, 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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