LET PROPERTY PACK

INVESTMENT INFORMATION

Burleigh Road North,
Liverpool, L5

227863857

www.letproperty.co.uk





Property Description

Our latest listing is in Burleigh Road North, Liverpool, L5

Get instant cash flow of **£600** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£941** which would provide the investor a Gross Yield of **10.3%** 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...



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Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

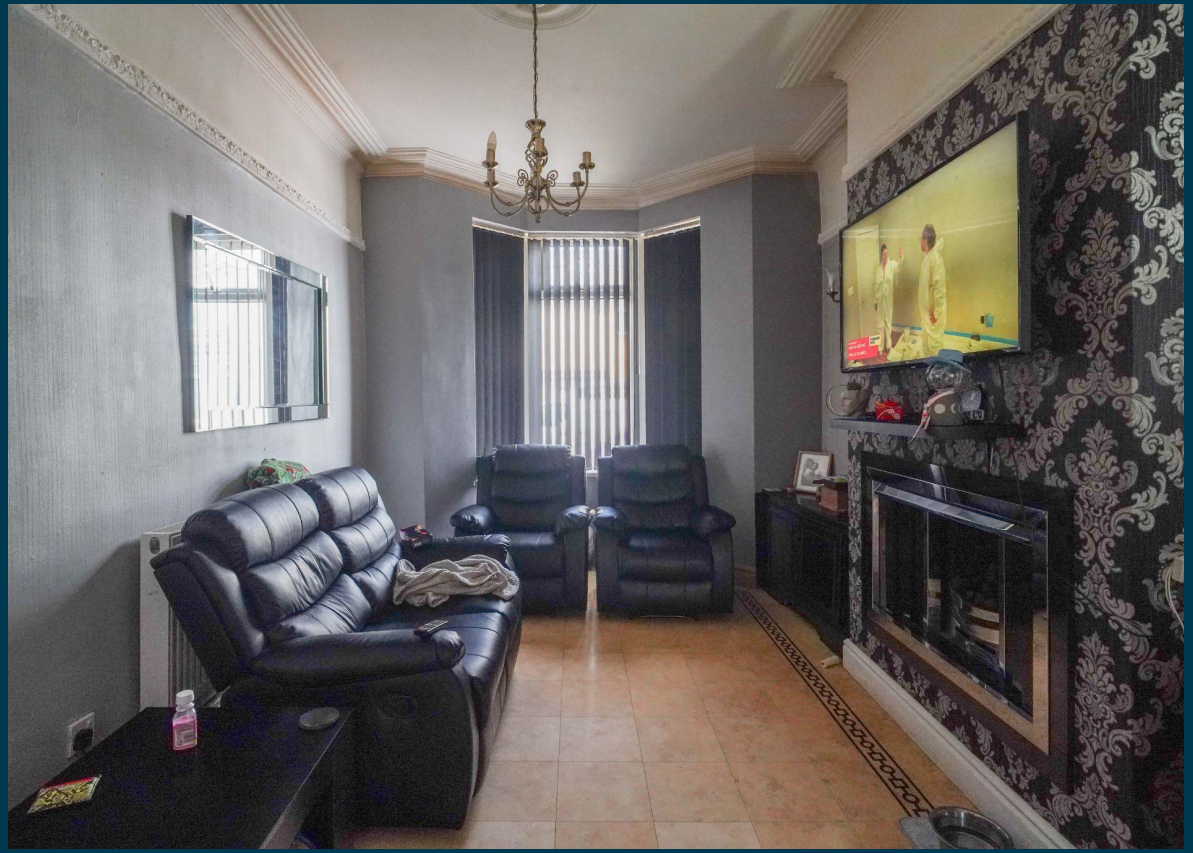
Ground Rent: FREEHOLD

Lease Length: FREEHOLD

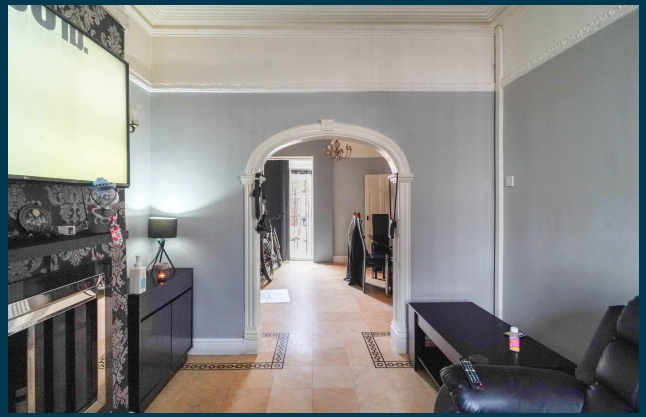
Current Rent: £600

Market Rent: £941

Lounge







Kitchen

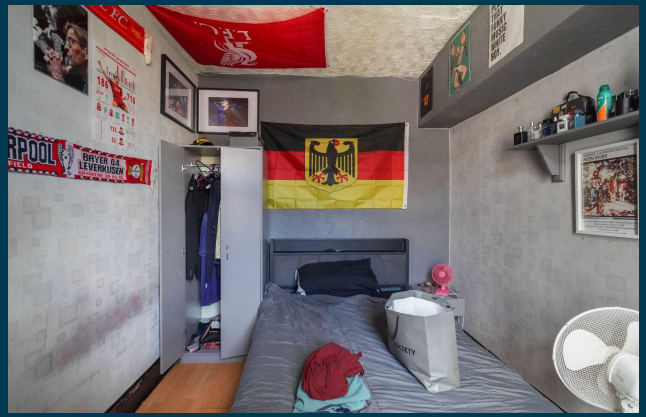




Bedrooms







Bathroom



Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 110,000

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

Outlay figures based on assumed cash purchase of 110,000.

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is £941

Returns Based on Rental Income	£600	£941
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£94.10
Total Monthly Costs	£75.00	£109.10
Monthly Net Income	£525.00	£831.90
Annual Net Income	£6,300.00	£9,982.80
Net Return	5.41%	8.57%

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 Adjusted To	**£8,101**
Net Return	**6.95%**

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 £120,000.



£120,000

3 bedroom terraced house for sale

+ Add to

Coningsby Road, Liverpool, Merseyside, L4

NO LONGER ADVERTISED

Marketed from 28 Feb 2022 to 7 Jun 2023 (463 days) by Reeds Rains, West Derby



£110,000

3 bedroom terraced house for sale

+ Add to rep

Goldie Street, Liverpool, L4

NO LONGER ADVERTISED

Marketed from 30 Jan 2026 to 5 Mar 2026 (33 days) by Yopa, North West & Midlands

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,100 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom semi-detached house

+ Add to report

Hartnup Street, The Parks, Anfield, Liverpool, L5

NO LONGER ADVERTISED

Marketed from 15 Apr 2024 to 14 May 2024 (28 days) by Belvoir, Liverpool



£1,000 pcm

3 bedroom house

+ Add to report

Oswestry Street, Liverpool

NO LONGER ADVERTISED LET AGREED

Marketed from 28 Mar 2024 to 20 May 2024 (52 days) by Hunters, 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: **3 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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Burleigh Road North, Liverpool, L5

PROPERTY ID: 227863857

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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