

LET PROPERTY PACK

INVESTMENT INFORMATION

August Road, Liverpool, L6

226280857

 www.letproperty.co.uk





Property Description

Our latest listing is in August Road, Liverpool, L6

Get instant cash flow of **£450** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£772** which would provide the investor a Gross Yield of **7.7%** 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...



August Road, Liverpool,
L6

226280857



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £1.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £450

Market Rent: £772

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £120,000.

ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge **£6,000**

Legal Fees **£1,000**

Total Investment **£127,000**

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 772

Returns Based on Rental Income	£450	£772
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	FREEHOLD	
Letting Fees	£45.00	£77.20
Total Monthly Costs	£61.00	£93.20
Monthly Net Income	£389.00	£678.80
Annual Net Income	£4,668.00	£8,145.60
Net Return	3.68%	6.41%

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 **£6,602**
Adjusted To

Net Return **5.20%**

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 £130,000.



£130,000

2 bedroom terraced house for sale

Ivy Leigh, Liverpool, Merseyside, L13

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 May 2026 by Venmore, Liverpool

+ Add to report



£125,000

2 bedroom terraced house for sale

June Road, Liverpool, L6 4DB

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Jul 2025 to 14 Aug 2025 (29 days) by Moda Estates, Liverpool

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom house

+ Add to report

August Road, Tuebrook, L6 4DF

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Jan 2026 to 23 Jan 2026 (2 days) by Sutton Kersh Lettings, West Derby



£795 pcm

2 bedroom terraced house

+ Add to report

April Grove, Liverpool, L6

NO LONGER ADVERTISED

Marketed from 16 May 2025 to 21 May 2025 (4 days) by OpenRent, London


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: **5 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

August Road, Liverpool, L6

PROPERTY ID: 226280857

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.



LETPROPERTY