

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Renshaw Street, Liverpool,  
L1 2SP

224684179

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Renshaw Street, Liverpool, L1 2SP

Get instant cash flow of **£900** per calendar month with a **9.4%** Gross Yield for investors.

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...



Renshaw Street,  
Liverpool, L1 2SP

224684179



## Property Key Features

1 bedroom

1 bathroom

Open Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £200 per month

Ground Rent: £30 per month

Lease Length: 243 years

Current Rent: £900

# Lounge

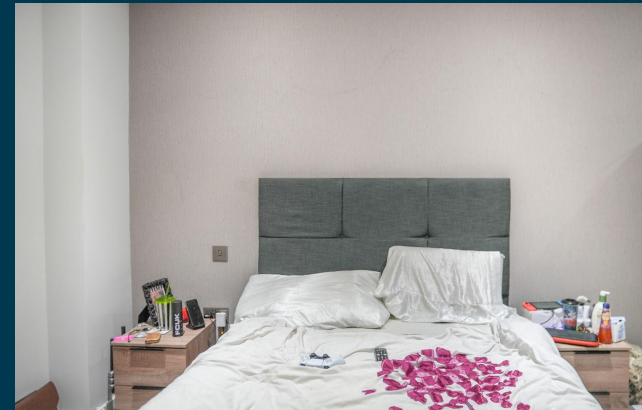




# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

# Projected Investment Return



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



|                                      |           |
|--------------------------------------|-----------|
| Returns Based on Rental Income       | £900.00   |
| Mortgage Payments on £86,250.00 @ 5% | £359.38   |
| Est. Building Cover (Insurance)      | £15.00    |
| Approx. Factor Fees                  | £200.00   |
| Ground Rent                          | £30.00    |
| Letting Fees                         | £90.00    |
| Total Monthly Costs                  | £694.38   |
| Monthly Net Income                   | £205.63   |
| Annual Net Income                    | £2,467.50 |
| Net Return                           | 6.95%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£667.50**  
Adjusted To

Net Return                      **1.88%**

**If Interest Rates increased by 2% (from 5% to 7%)**

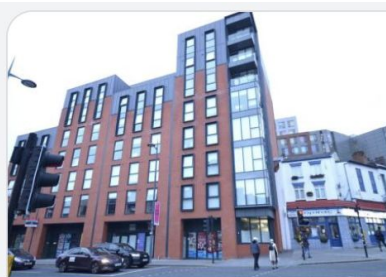
Annual Net Income      **£1,102.50**  
Adjusted To

Net Return                      **3.11%**

# 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**

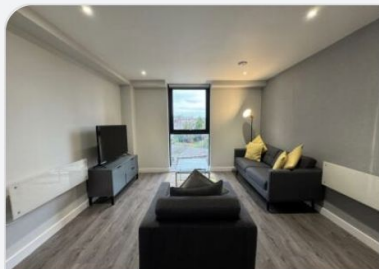
## 1 bedroom apartment for sale

+ Add to report

Renshaw Street, Liverpool, Merseyside, L1

CURRENTLY ADVERTISED

Marketed from 24 Mar 2022 by Sutton Kersh, City Centre



**£115,000**

## 1 bedroom flat for sale

+ Add to report

Renshaw Street, Liverpool, L1 2SP

NO LONGER ADVERTISED

Marketed from 6 Nov 2024 to 21 Feb 2025 (106 days) by Hunters, Liverpool



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

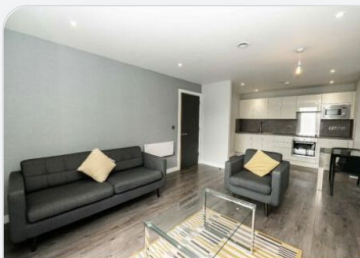
## 1 bedroom apartment

Renshaw Street, L1

NO LONGER ADVERTISED

Marketed from 21 Oct 2025 to 21 Oct 2025 by Sutton Kersh Lettings, City Centre

+ Add to report



£900 pcm

## 1 bedroom apartment

Renshaw Street, Liverpool, Merseyside, L1

NO LONGER ADVERTISED

Marketed from 3 Oct 2025 to 4 Oct 2025 (1 days) by Legacie Management & Lettings, Liverpool

+ 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**



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.



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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.



**LETPROPERTY**