

LET PROPERTY PACK

INVESTMENT INFORMATION

Clare Road, Bootle, L20

227217963

 www.letproperty.co.uk





Property Description

Our latest listing is in Clare Road, Bootle, L20

Get instant cash flow of **£875** per calendar month with a **8.1%** Gross Yield for investors.

This property has a potential to rent for **£935** which would provide the investor a Gross Yield of **8.6%** 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...



Clare Road, Bootle, L20

227217963



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: £0.33 pm

Lease Length: 875 years

Current Rent: £875

Market Rent: £935

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 130,000

SDLT Charge £6,600

Legal Fees £1,000

Total Investment £137,600

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 £875 per calendar month but the potential market rent is

£ 935

Returns Based on Rental Income	£875	£935
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.33	
Letting Fees	£87.50	£93.50
Total Monthly Costs	£102.83	£108.83
Monthly Net Income	£772.17	£826.17
Annual Net Income	£9,266.04	£9,914.04
Net Return	6.73%	7.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,044**
Adjusted To

Net Return **5.85%**

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 £150,000.



£150,000

3 bedroom terraced house for sale

[+ Add to report](#)

Bedford Road, Bootle, Merseyside, L20

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Oct 2025 to 8 Apr 2026 (167 days) by Venmore, Liverpool



£140,000

3 bedroom terraced house for sale

[+ Add to report](#)

Clare Road, Bootle, L20

NO LONGER ADVERTISED

Marketed from 29 May 2023 to 21 Aug 2023 (84 days) by Purplebricks, covering Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom end of terrace house

Selwyn Street, Liverpool, L4

NO LONGER ADVERTISED

Marketed from 31 Dec 2024 to 24 Jan 2025 (24 days) by OpenRent, London

+ Add to report



£975 pcm

3 bedroom terraced house

Antonio Street, Bootle, Liverpool, L20

NO LONGER ADVERTISED

Marketed from 5 Feb 2026 to 2 Mar 2026 (25 days) by HOMEsure, 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**



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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