

LET PROPERTY PACK

INVESTMENT INFORMATION

Worror Road, Liverpool,
L11

225764856

 www.letproperty.co.uk





Property Description

Our latest listing is in Worrow Road, Liverpool, L11

This property has a potential to rent for **£1,000** 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...



Worror Road, Liverpool,
L11

225764856



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Spaces

Large Garden Area

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 58 years

Market Rent: £1,000

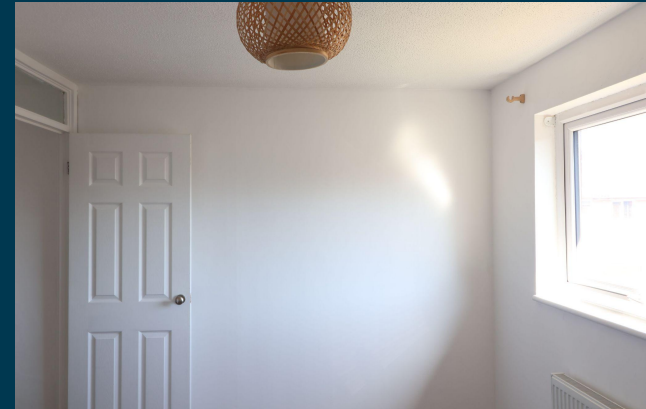
Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 140,000

SDLT Charge	£7,300
Legal Fees	£1,000
Total Investment	£148,300

Projected Investment Return



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



Returns Based on Rental Income	£1,000
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£100.00
Total Monthly Costs	£115.00
Monthly Net Income	£885.00
Annual Net Income	£10,620.00
Net Return	7.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,620**
Adjusted To

Net Return **5.81%**

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 £170,000.



£170,000

2 bedroom semi-detached house for sale

+ Add to report

Liverpool, Merseyside, L12

CURRENTLY ADVERTISED

Marketed from 2 May 2026 by Flexi-Agent, Liverpool



£160,000

2 bedroom semi-detached house for sale

+ Add to report

Marshgate Road, Liverpool, Merseyside, L12

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Jul 2025 to 6 Feb 2026 (191 days) by Sutton Kersh, West Derby

Rent Comparables Report



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



£1,100 pcm

2 bedroom semi-detached house

Angelica Drive, Norris Green

NO LONGER ADVERTISED

Marketed from 9 Apr 2026 to 23 Apr 2026 (13 days) by HOMESure, Liverpool

+ Add to report



£1,025 pcm

2 bedroom semi-detached house

Lewisham Road, Liverpool, Merseyside, L11

NO LONGER ADVERTISED

Marketed from 14 Apr 2026 to 30 Apr 2026 (16 days) by Wise Living Homes, Nottingham

+ Add to report

2 Bedroom Family Home | Semi-Detached Plot | No Deposit Option Available | Secure Long Term Tenancy



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Worror Road, Liverpool, L11

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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