LET PROPERTY PACK

INVESTMENT INFORMATION

Boundary Road, Liverpool,
L36

229153040

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Boundary Road, Liverpool, L36

Get instant cash flow of **£650** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£892** which would provide the investor a Gross Yield of **6.8%** 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...



Boundary Road,
Liverpool, L36

229153040

Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

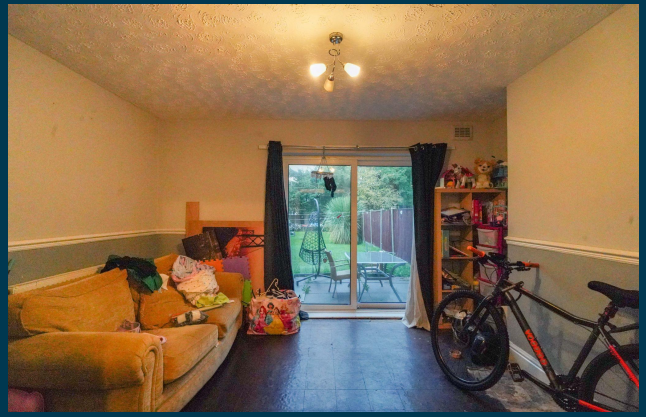
Lease Length: FREEHOLD

Current Rent: £650

Market Rent: £892

Lounge







Kitchen

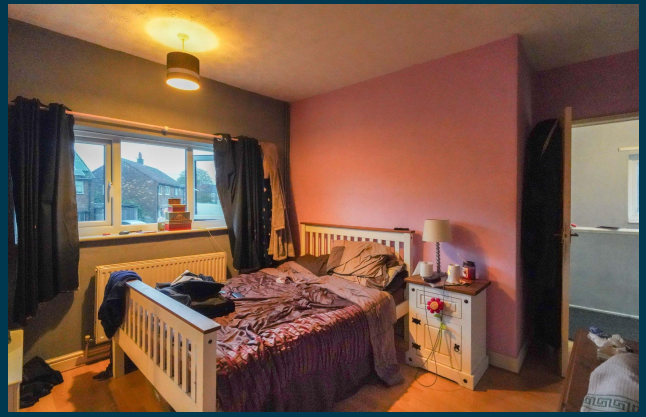






Bedrooms







Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £157,000.00 and borrowing of £117,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£157,000.00

25% Deposit	**£39,250.00**
SDLT Charge	**£8,490**
Legal Fees	**£1,000.00**
Total Investment	**£48,740.00**

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 £650 per calendar month but the potential market rent is £892

Returns Based on Rental Income	£650	£892
Mortgage Payments on £117,750.00 @ 5%	£490.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£65.00	£89.20
Total Monthly Costs	£570.63	£594.83
Monthly Net Income	£79.38	£297.18
Annual Net Income	£952.50	£3,566.10
Net Return	1.95%	7.32%

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£1,782.10**
Net Return	**3.66%**

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

Annual Net Income Adjusted To	**£1,211.10**
Net Return	**2.48%**

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 £180,000.



£180,000

3 bedroom semi-detached house for sale

+ Add to report

Cowper Way, Liverpool, L36

CURRENTLY ADVERTISED UNDER OFFER

Marketed from 10 Sep 2026 by Purplebricks, covering Liverpool



£160,000

3 bedroom semi-detached house for sale

+ Add to report

Burns Grove, Liverpool, Merseyside, L36

CURRENTLY ADVERTISED

Marketed from 12 Aug 2026 by Whitegates, Huyton

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 terraced house

+ Add to report

Meadow Drive, Liverpool, Merseyside, L36

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Jul 2025 to 27 Sep 2025 (78 days) by Whitegates, Huyton



£950 pcm

3 bedroom terraced house

+ Add to report

Deepfield Drive, Liverpool, Merseyside, L36

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Oct 2024 to 8 Nov 2024 (21 days) by Whitegates, Huyton

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: **10 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.

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