

LET PROPERTY PACK

INVESTMENT INFORMATION

Low Hill, Liverpool, L6

221039603

 www.letproperty.co.uk





Property Description

Our latest listing is in Low Hill, Liverpool, L6

Get instant cash flow of **£530** per calendar month with a **10.6%** Gross Yield for investors.

This property has a potential to rent for **£608** which would provide the investor a Gross Yield of **12.2%** 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...



Low Hill, Liverpool, L6

221039603



Property Key Features

1 Bedroom

1 Bathroom

Open-Plan Lounge and Dining

Well-Equipped Kitchen

Factor Fees: £76.67 PM

Ground Rent: £60.00 PM

Lease Length: 247 years

Current Rent: £530

Market Rent: £608

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 60,000.00

25% Deposit	£15,000.00
SDLT Charge	£3,000
Legal Fees	£1,000.00
Total Investment	£19,000.00

Projected Investment Return



The monthly rent of this property is currently set at £530 per calendar month but the potential market rent is

£ 608



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



Returns Based on Rental Income	£530	£608
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£76.67	
Ground Rent	£60.00	
Letting Fees	£53.00	£60.80
Total Monthly Costs	£392.17	£399.97
Monthly Net Income	£137.83	£208.03
Annual Net Income	£1,653.96	£2,496.36
Net Return	8.71%	13.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,280.36**
Adjusted To

Net Return **6.74%**

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

Annual Net Income **£2,316.36**
Adjusted To

Net Return **12.19%**

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 £80,000.



£80,000

1 bedroom apartment for sale

+ Add to report

Apartment 53, 88 Low Hill, Liverpool, Merseyside, L6 1AR

NO LONGER ADVERTISED

Marketed from 5 Aug 2025 to 14 Aug 2025 (8 days) by Town & Country Property Auctions, Wrexham - Auctions



£79,950

1 bedroom apartment for sale

+ Add to report

RS Element The Quarter, Liverpool

CURRENTLY ADVERTISED

Marketed from 11 Mar 2025 by RW Invest, London

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

1 bedroom flat

+ Add to report

Denman Drive, Liverpool, L6 7UE

NO LONGER ADVERTISED

Marketed from 22 Sep 2023 to 17 Oct 2023 (24 days) by Rendall & Rittner Sales and Lettings, Manchester

One Bedroom Duplex Apartment | Spacious Bedroom | Popular Residential Area | Available Now | Firs...



£645 pcm

1 bedroom apartment

+ Add to report

Newsham Drive, Liverpool

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Apr 2021 to 11 Jul 2024 (1169 days) by Golding Property Services Ltd, Liverpool

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.



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