TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Henry Street, Liverpool, L1 5BS

222444762

PROPERTY DESCRIPTION

Our latest listing is in Henry Street, Liverpool, L1 5BS

Rent currently agreed with tenant of **£440** per calendar month which calculates to a **10.8%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **12.2%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...

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Henry Street, Liverpool,
L1 5BS

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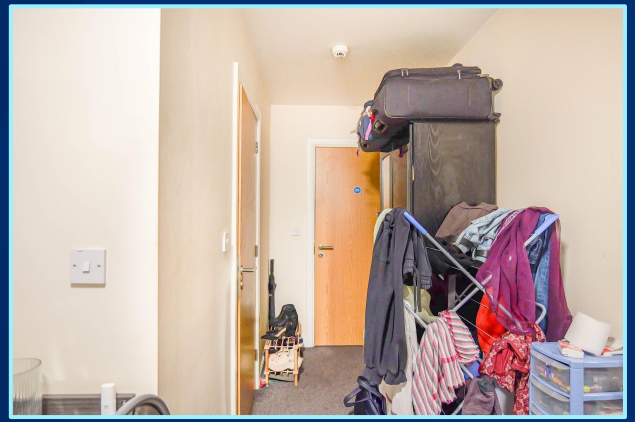
Property Key Features

- Studio Flat
- 1 Bathroom
- Spacious Rooms
- Easy Access to Local Amenities

- Factor Fees: In Legal Pack
- Ground Rent: In Legal Pack
- Lease Length: In Legal Pack
- Current Rent: £440
- Market Rent: £500

Living Space



Bathroom

Exterior

Purchase Outlay

Tenanted Property Auctions

ASSUMED PURCHASE PRICE

£49,000

10% Deposit (£5,000 Minimum)	**£5,000**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£11,000**
Purchase Balance	**£44,000**
SDLT Charge	**£2,450**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£47,450**

Your total all in costs would be ~£47,450 after taxes and fees based on a purchase price of £49,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report

Tenanted Property Auctions

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

1 bedroom flat for sale

+ Add to report

Henry Street, City Centre, Liverpool, L1

NO LONGER ADVERTISED

Marketed from 7 Feb 2025 to 24 Apr 2025 (75 days) by Move Residential, Mossley Hill

£145,000

1 bedroom apartment for sale

+ Add to report

Henry Street, City Centre, Liverpool, L1

NO LONGER ADVERTISED

Marketed from 19 Feb 2024 to 27 Jun 2024 (129 days) by Move Residential, Mossley Hill

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our lettings team.

£900 pcm

1 bedroom flat

+ Add to report

Henry Street, City Centre, Liverpool, L1

NO LONGER ADVERTISED | LET AGREED

Marketed from 26 Feb 2025 to 18 Mar 2025 (19 days) by Belvoir, Liverpool

£895 pcm

1 bedroom apartment

+ Add to report

Henry Street, Liverpool

NO LONGER ADVERTISED

Marketed from 27 Feb 2025 to 19 Mar 2025 (19 days) by R House Lettings, Liverpool

Tenanted Property Auctions

Interested in this
property investment?

Call us on
0161 394 2637

Henry Street, Liverpool, L1 5BS

PROPERTY ID: 222444762

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.