

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Harrismith Road, Liverpool,  
L10 9LR

227915962





## PROPERTY DESCRIPTION

Our latest listing is in Harrismith Road, Liverpool, L10 9LR

Get instant cash flow of **£700** per calendar month with a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£940** which would provide the investor a Gross Yield of **8.3%** 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...**



Harrismith Road,  
Liverpool, L10 9LR

227915962

## Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: £0

Lease Length: 987 years

Current Rent: £700

Market Rent: £940

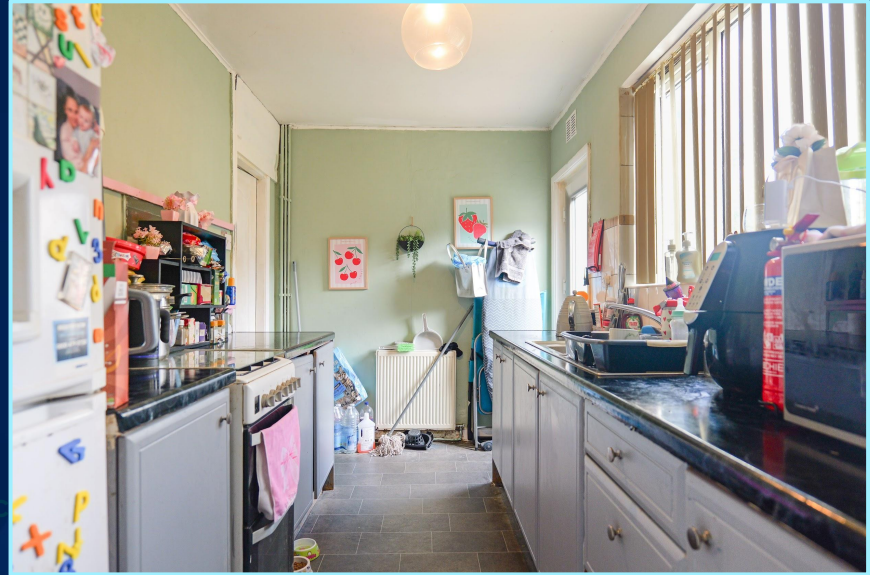


# Lounge

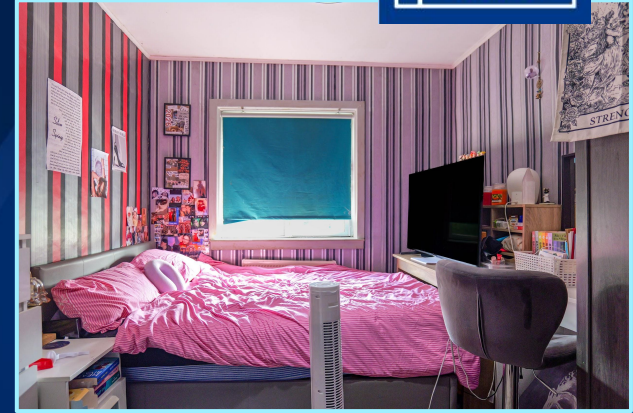




# Kitchen



# Bedrooms





# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £136,000.00 and borrowing of £102,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**136,000.00**

|                  |                   |
|------------------|-------------------|
| 25% Deposit      | <b>£34,000.00</b> |
| SDLT Charge      | <b>£7,020</b>     |
| Legal Fees       | <b>£1,000.00</b>  |
| Total Investment | <b>£42,020.00</b> |

# Projected Investment Return



Our industry leading letting agency can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

940

| Returns Based on Rental Income  | £700      | £940      |
|---------------------------------|-----------|-----------|
| Est. Building Cover (Insurance) | £15.00    |           |
| Approx. Factor Fees             | £0.00     |           |
| Ground Rent                     | £0.00     |           |
| Letting Fees                    | £70.00    | £94.00    |
| Total Monthly Costs             | £510.00   | £534.00   |
| Monthly Net Income              | £190.00   | £406.00   |
| Annual Net Income               | £2,280.00 | £4,872.00 |
| Net Return                      | 5.43%     | 11.59%    |



# Return **Stress Test** Analysis Report



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

Annual Net Income                      **£2,992.00**  
Adjusted To

Net Return                                      **7.12%**

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

Annual Net Income                      **£2,832.00**  
Adjusted To

Net Return                                      **6.74%**

# 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 £140,000.



£140,000

## 3 bedroom terraced house for sale

+ Add to report

Manica Crescent, Liverpool, L10

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Aug 2025 to 15 Dec 2025 (110 days) by Purplebricks, covering Liverpool



£139,950

## 3 bedroom terraced house for sale

+ Add to report

Harrismith Road, Fazakerley, Liverpool

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Sep 2024 to 24 Jun 2025 (288 days) by Grosvenor Waterford Estate Agents, Aintree

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our lettings team.



£950 pcm

## 3 bedroom end of terrace house

Dereham Crescent, Liverpool, L10

NO LONGER ADVERTISED

Marketed from 12 Aug 2025 to 25 Oct 2025 (74 days) by OpenRent, London

+ Add to report



£950 pcm

## 3 bedroom terraced house

Swainson Road, Liverpool, L10

NO LONGER ADVERTISED

Marketed from 13 Dec 2024 to 20 Dec 2024 (7 days) by OpenRent, London

+ 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: **Moved in within the last 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 their solicitor. All information must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted.



Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Harrismith Road, Liverpool, L10 9LR

**PROPERTY ID: 227915962**

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.