

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Leeds Street, Liverpool, L3
2DA

227949629





PROPERTY DESCRIPTION

Our latest listing is in Leeds Street, Liverpool, L3 2DA

Rent currently agreed with tenant of **£950** per calendar month which calculates to a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **10.4%** 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...



Leeds Street, Liverpool,
L3 2DA

227949629

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

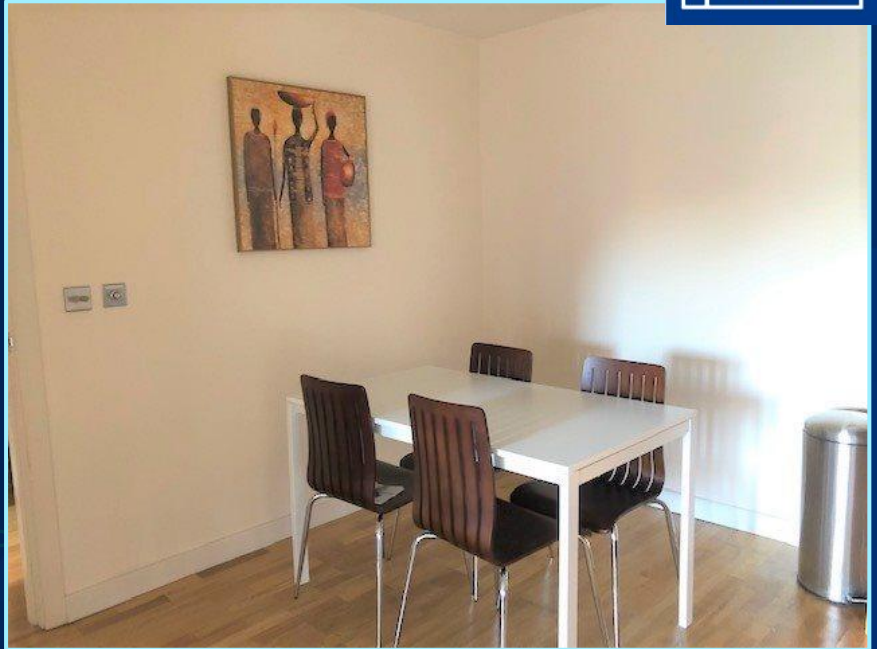
Current Rent: £950

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Purchase Outlay



ASSUMED PURCHASE PRICE

£110,000

10% Deposit (£5,000 Minimum) **£11,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£17,000**

Purchase Balance **£99,000**

SDLT Charge **£5,500**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£105,500**

Your total all in costs would be ~£105,500 after taxes and fees based on a purchase price of £110,000. 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



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 £125,000.



£125,000

2 bedroom apartment for sale

+ Add to report

Leeds Street, City Centre, Liverpool, L3

NO LONGER ADVERTISED

Marketed from 13 Jan 2025 to 9 Sep 2025 (239 days) by Venmore, Liverpool



£125,000

2 bedroom apartment for sale

+ Add to report

Leeds Street, Liverpool, Merseyside, L3

NO LONGER ADVERTISED

Marketed from 12 Oct 2023 to 28 Jan 2025 (474 days) by Venmore, Liverpool

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 lettings team.



£1,100 pcm

2 bedroom apartment

Leeds Street, LIVERPOOL

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Feb 2026 to 21 Mar 2026 (44 days) by Jones & Chapman - Lettings, Allerton

+ Add to report



£1,100 pcm

2 bedroom apartment

Leeds Street, Liverpool

NO LONGER ADVERTISED

Marketed from 30 Jan 2026 to 11 Feb 2026 (11 days) by Hunters, Liverpool

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Leeds Street, Liverpool, L3 2DA

PROPERTY ID: 227949629

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.