

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Gilroy Road, Liverpool, L6
6BG

216203854





PROPERTY DESCRIPTION

Our latest listing is in Gilroy Road, Liverpool, L6 6BG

Rent currently agreed with tenant of **£3,125** per calendar month which calculates to a **10.3%** Gross Yield for investors.

This property has a potential to rent for **£3,650** which would provide the investor a Gross Yield of **12.1%** 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...



Gilroy Road, Liverpool, L6
6BG

216203854

Property Key Features

6 Bedrooms

6 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: £3,125

Market Rent: £3,650

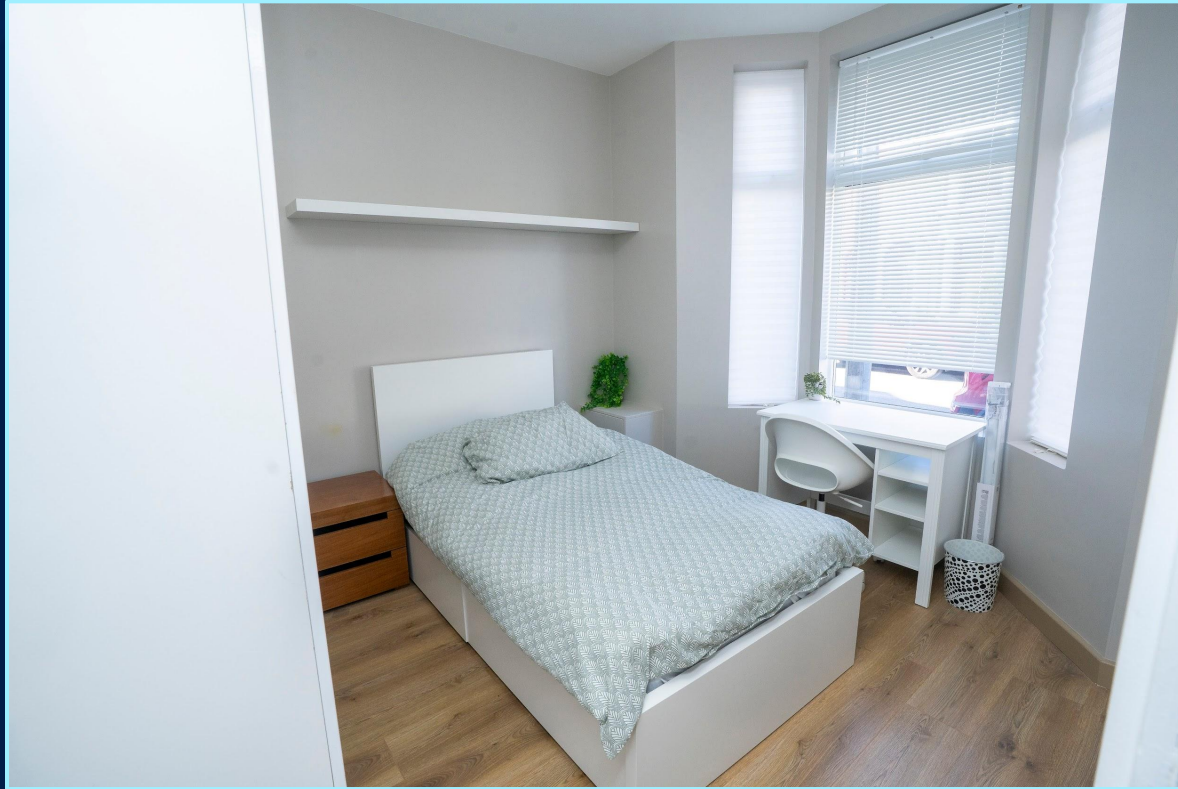
Lounge



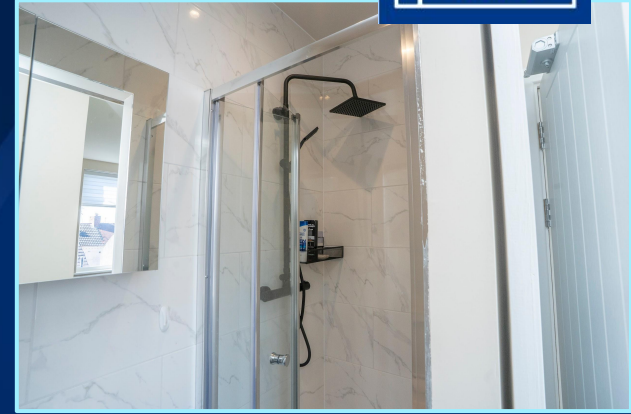
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£363,000

10% Deposit (£5,000 Minimum) **£36,300**

Buyers Premium **£6,000**

Paid On Accepted Bid **£42,300**

Purchase Balance **£326,700**

SDLT Charge **£26,300**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£354,000**

Your total all in costs would be ~£354,000 after taxes and fees based on a purchase price of £363,000. 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 £400,000.



£400,000

8 bedroom house for sale

[+ Add to report](#)

Kensington, L7 2RF,

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Nov 2025 to 29 Apr 2026 (176 days) by Address Properties, Liverpool



£395,000

6 bedroom terraced house for sale

[+ Add to report](#)

Sheil Road, Liverpool

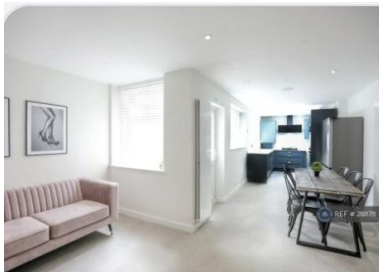
NO LONGER ADVERTISED

Marketed from 30 May 2024 to 20 May 2026 (720 days) by JD Estate Agents, Liverpool

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,290 based on the analysis carried out by our lettings team.



£3,510 pcm

6 bedroom terraced house

Hannan Road, Liverpool, L6

NO LONGER ADVERTISED

Marketed from 4 Oct 2024 to 4 Oct 2024 by OpenRent, London

+ Add to report



£4,290 pcm

7 bedroom house

Kensington, Liverpool, L7

NO LONGER ADVERTISED

Marketed from 4 Apr 2025 to 30 Jul 2025 (116 days) by HYBR, National

+ Add to report



Gilroy Road, Liverpool, L6 6BG

PROPERTY ID: 216203854

Interested in this
property investment?

Call us on
0161 394 2637

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.