

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Manor Farm Road,  
Liverpool, L36

226008979

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Manor Farm Road, Liverpool, L36

Get instant cash flow of **£650** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£938** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: 0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650**

**Market Rent: £938**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £157,000.00 and borrowing of £117,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 157,000.00**

25% Deposit	<b>£39,250.00</b>
SDLT Charge	<b>£8,490</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£48,740.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 938

Returns Based on Rental Income	£650	£938
Mortgage Payments on £117,750.00 @ 5%	£490.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£93.80
<b>Total Monthly Costs</b>	<b>£570.63</b>	<b>£599.43</b>
<b>Monthly Net Income</b>	<b>£79.38</b>	<b>£338.58</b>
<b>Annual Net Income</b>	<b>£952.50</b>	<b>£4,062.90</b>
<b>Net Return</b>	<b>1.95%</b>	<b>8.34%</b>

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,186.90**  
Adjusted To

Net Return                      **4.49%**

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

Annual Net Income      **£1,707.90**  
Adjusted To

Net Return                      **3.50%**

# 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 £169,950.



## 3 bedroom terraced house for sale

+ Add to report

Gray Grove, Huyton, Liverpool

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Jul 2023 to 31 May 2024 (317 days) by Cameron Mackenzie, Huyton

Semi-Detached House | Ground Floor WC | Lounge & Conservatory | Dining Kitchen | Three Bedrooms |...



## 3 bedroom end of terrace house for sale

+ Add to report

Cowper Way, Liverpool, Merseyside, L36

**CURRENTLY ADVERTISED**

Marketed from 4 Sep 2025 by Whitegates, Huyton

Welcome to this well-proportioned three-bedroom end of terrace home, ideally situated in a popula...

# 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 letting team at **Let Property Management**.



£1,100 pcm

3 bedroom terraced house

Midway Road, L36

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Feb 2026 to 9 Mar 2026 (30 days) by Leaders Lettings, St Helens

+ Add to report



£975 pcm

3 bedroom end of terrace house

Adswood Road, Liverpool, Merseyside, L36

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Mar 2026 to 24 Mar 2026 (19 days) by Whitegates, Huyton

+ 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**

 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.



**LETPROPERTY**