

LET PROPERTY PACK

INVESTMENT INFORMATION

Bridgewater Street,
Liverpool, L1

224836080

 www.letproperty.co.uk





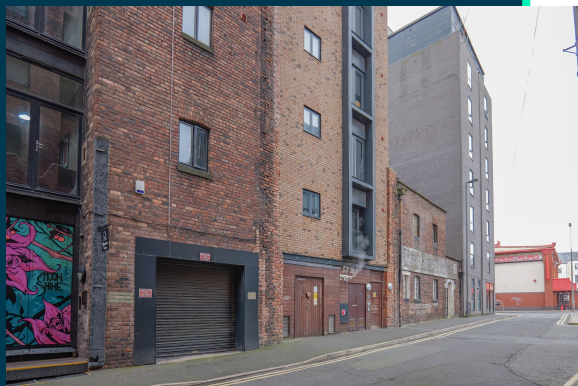
Property Description

Our latest listing is in Bridgewater Street, Liverpool, L1

Get instant cash flow of **£660** per calendar month with a **7.1%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

Studio flat

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £157.00 pm

Ground Rent: £18.00 pm

Lease Length: 238 years

Current Rent: £660

Lounge



Kitchen



Bedroom



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £43,000.

ASSUMED PURCHASE PRICE

£ 43,000

SDLT Charge	£2,150
Legal Fees	£1,000
Total Investment	£46,150

Projected Investment Return



The monthly rent of this property is currently set at £660 per calendar month.



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



Returns Based on Rental Income	£660
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£157.00
Ground Rent	£18.00
Letting Fees	£66.00
Total Monthly Costs	£256.00
Monthly Net Income	£404.00
Annual Net Income	£4,848.00
Net Return	10.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,528**
Adjusted To

Net Return **7.64%**



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 £55,000.



£55,000

Studio flat for sale

Bridgewater Street, Liverpool

NO LONGER ADVERTISED

Marketed from 31 Aug 2023 to 31 Aug 2023 by Yopa, North West

+ Add to report



£45,000

Studio flat for sale

Bridgewater, 3C Bridgewater St Liverpool L1 0AR

NO LONGER ADVERTISED

Marketed from 7 Jun 2024 to 7 Jun 2024 by yieldit, Manchester

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £705 based on the analysis carried out by our letting team at **Let Property Management**.



£705 pcm

Studio flat

Birdgewater Street, Baltic Triangle, Liverpool

CURRENTLY ADVERTISED

Marketed from 18 Mar 2026 by R House Lettings, Liverpool

+ Add to report



£700 pcm

Studio flat

Bridgewater Street, Liverpool, Merseyside, L1

NO LONGER ADVERTISED

Marketed from 10 Feb 2026 to 17 Feb 2026 (6 days) by Collective Property Co, Liverpool

+ 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.



 www.letproperty.co.uk

Bridgewater Street, Liverpool, L1

PROPERTY ID: 224836080

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.



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