

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Jubilee Drive, Liverpool, L7

225419013

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





## Property Description

Our latest listing is in Jubilee Drive, Liverpool, L7

Get instant cash flow of **£675** per calendar month with a **13.5%** Gross Yield for investors.

This property has a potential to rent for **£748** which would provide the investor a Gross Yield of **15.0%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Jubilee Drive, Liverpool,  
L7

225419013



## Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £125.00 pm

Ground Rent: £20.83 pm

Lease Length: 115 years

Current Rent: £675

Market Rent: £748

# Lounge



# Kitchen



# Bedroom



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 60,000

SDLT Charge	£3,000
Legal Fees	£1,000
Total Investment	£64,000

# Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 748

Returns Based on Rental Income	£675	£748
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£125.00	
Ground Rent	£20.83	
Letting Fees	£67.50	£74.80
<b>Total Monthly Costs</b>	<b>£228.33</b>	<b>£235.63</b>
<b>Monthly Net Income</b>	<b>£446.67</b>	<b>£512.37</b>
<b>Annual Net Income</b>	<b>£5,360.04</b>	<b>£6,148.44</b>
<b>Net Return</b>	<b>8.38%</b>	<b>9.61%</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      **£4,652**  
Adjusted To

Net Return                      **7.27%**



# 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 £70,000.



£70,000

## 1 bedroom apartment for sale

+ Add to re

Jubilee Drive, Liverpool

NO LONGER ADVERTISED

Marketed from 3 Feb 2025 to 7 Mar 2025 (31 days) by Point Properties, Liverpool



£65,000

## 1 bedroom apartment for sale

+ Add to re

Jubilee House, Jubilee Drive, Kensington, L7

NO LONGER ADVERTISED

Marketed from 1 Jun 2022 to 28 Sep 2022 (118 days) by Lavelle Estates, Liverpool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 1 bedroom maisonette

+ Add to report

Kensington Road, Liverpool, L7

NO LONGER ADVERTISED

Marketed from 12 Jun 2025 to 22 Jul 2025 (39 days) by OpenRent, London

No Agent Fees | Only Available to Students | Bills Included | Property Reference Number: 2491180



£780 pcm

## 1 bedroom flat

+ Add to report

Kensington, Liverpool, L7

NO LONGER ADVERTISED






Marketed from 29 Oct 2025 to 25 Feb 2026 (118 days) by HYBR, National

Bills listed in description | Bills included: electricity, gas, internet, water | Disturbance

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

Jubilee Drive, Liverpool, L7

PROPERTY ID: 225419013

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**