LET PROPERTY PACK

INVESTMENT INFORMATION

Park Brow Drive, Liverpool,
L32

229270938

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Park Brow Drive, Liverpool, L32

Get instant cash flow of **£800.00** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£1,000.00** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Park Brow Drive,
Liverpool, L32

229270938

Property Key Features

3 Bedrooms

2 Bathrooms

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £800.00 PM

Market Rent: £1,000.00 PM

Lounge







Kitchen





Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 135,000

SDLT Charge	**£6,950**
Legal Fees	**£1,000**
Total Investment	**£142,950**

Outlay figures based on assumed cash purchase of 135,000.

Projected Investment Return



The monthly rent of this property is currently set at £800.00 per calendar month but the potential market rent is £1,000.00

Returns Based on Rental Income	£800.00	£1,000.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£80.00	£100.00
Total Monthly Costs	£95.00	£115.00
Monthly Net Income	£705.00	£885.00
Annual Net Income	£8,460.00	£10,620.00
Net Return	5.92%	7.43%

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 Adjusted To	**£8,620**
Net Return	**6.03%**

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 £145,000.



£145,000

3 bedroom semi-detached house for sale

+ Add to repo

Barnhey Road, Northwood

NO LONGER ADVERTISED UNDER OFFER

Marketed from 17 Jul 2025 to 28 Nov 2025 (133 days) by Greenbank Property Services, Kirkby



£140,000

3 bedroom terraced house for sale

+ Add to repo

Wellfield Avenue, Southdene

NO LONGER ADVERTISED UNDER OFFER

Marketed from 15 Sep 2025 to 27 Feb 2026 (164 days) by Greenbank Property Services, Kirkby

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,095 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

+ Add to repor

Leeside Avenue, Kirkby, L32

NO LONGER ADVERTISED

Marketed from 17 Feb 2026 to 23 Feb 2026 (6 days) by OpenRent, London

£1,095 pcm



3 bedroom terraced house

+ Add to repo

57 Hadleigh Road, Liverpool, Merseyside, L32 8TD

NO LONGER ADVERTISED

Marketed from 19 Mar 2026 to 31 Mar 2026 (11 days) by FREYJA NORTH LIMITED, Liverpool

£995 pcm

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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Park Brow Drive, Liverpool, L32

PROPERTY ID: 229270938

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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