

LET PROPERTY PACK

INVESTMENT INFORMATION

Leighton Street, Liverpool,
L4 3TY

225717075

 www.letproperty.co.uk





Property Description

Our latest listing is in Leighton Street, Liverpool, L4 3TY

Get instant cash flow of **£800** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£985** which would provide the investor a Gross Yield of **9.4%** if the rent was increased to 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.

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



Leighton Street, Liverpool,
L4 3TY

225717075



Property Key Features

4 bedroom

2 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £985

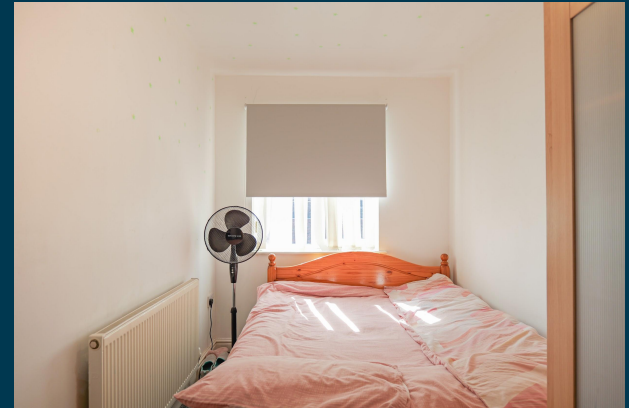
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 170,000.00

25% Deposit	£42,500.00
SDLT Charge	£9,400
Legal Fees	£1,000.00
Total Investment	£52,900.00

Projected Investment Return



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

£ 985.00

Returns Based on Rental Income	£800.00	£985.00
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£98.50
Total Monthly Costs	£626.25	£644.75
Monthly Net Income	£173.75	£340.25
Annual Net Income	£2,085.00	£4,083.00
Net Return	3.94%	7.72%

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 **£2,113.00**
Adjusted To

Net Return **3.99%**

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

Annual Net Income **£1,533.00**
Adjusted To

Net Return

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 £160,000.



£160,000

4 bedroom end of terrace house for sale

+ Add to report

Carisbrooke Road, Bootle, Merseyside, L4

NO LONGER ADVERTISED

Marketed from 16 Aug 2024 to 6 Feb 2025 (173 days) by Kuavo Property Services Ltd, Liverpool



£160,000

4 bedroom end of terrace house for sale

+ Add to report

Carisbrooke Road, Liverpool, Merseyside

NO LONGER ADVERTISED

Marketed from 28 Jan 2026 to 28 Jan 2026 by Leaders Sales, Warrington

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

4 bedroom terraced house

+ Add to report

Beatrice Street, Bootle, Merseyside, L20

NO LONGER ADVERTISED

Marketed from 10 Sep 2024 to 17 Sep 2024 (7 days) by Lev Liverpool, Litherland



£875 pcm

4 bedroom terraced house

+ Add to report

Dunluce Street, Walton, Liverpool, L4 3RQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Sep 2025 to 16 Sep 2025 (7 days) by Habodel Property Services Ltd, Doncaster

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

Leighton Street, Liverpool, L4 3TY

225717075

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