

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Worror Road, Liverpool,  
L11

225764856

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





## Property Description

Our latest listing is in Worrow Road, Liverpool, L11

This property has a potential to rent for **£706** which would provide the investor a Gross Yield of **6.1%** 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...**



Worror Road, Liverpool,  
L11

225764856



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 58 Years**

**Current Rent: Vacant**

**Market Rent: £706**

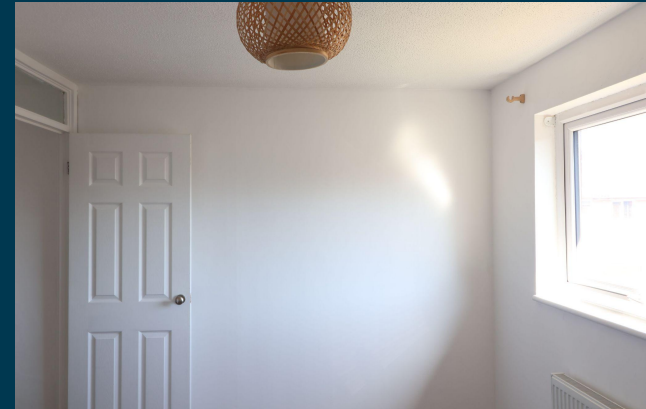
# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 140,000

SDLT Charge **£7,300**

Legal Fees **£1,000**

Total Investment **£148,300**

# Projected Investment Return



The potential market rent is



£ 706

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



<b>Returns Based on Rental Income</b>	<b>£706</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£70.60</b>
<b>Total Monthly Costs</b>	<b>£85.60</b>
<b>Monthly Net Income</b>	<b>£620.40</b>
<b>Annual Net Income</b>	<b>£7,444.80</b>
<b>Net Return</b>	<b>5.02%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,033**  
Adjusted To

Net Return                      **4.07%**

# 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 £170,000.



£170,000

2 bedroom semi-detached house for sale

+ Add to report

Liverpool, Merseyside, L12

CURRENTLY ADVERTISED

Marketed from 2 May 2026 by Flexi-Agent, Liverpool



£160,000

2 bedroom semi-detached house for sale

+ Add to report

Marshgate Road, Liverpool, Merseyside, L12

NO LONGER ADVERTISED SOLD STC

Marketed from 29 Jul 2025 to 6 Feb 2026 (191 days) by Sutton Kersh, West Derby

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

## 2 bedroom end of terrace house

Sceptre Road, Liverpool, L11

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Mar 2026 to 1 May 2026 (55 days) by Mags Property, Liverpool

+ Add to report



£800 pcm

## 2 bedroom semi-detached house

Sword Close, Croxteth, Liverpool, L11

NO LONGER ADVERTISED






Marketed from 13 Apr 2026 to 28 Apr 2026 (14 days) by Belvoir, West Derby

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order

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.



Worror Road, Liverpool, L11

PROPERTY ID: 12345678

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

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**