LET PROPERTY PACK

INVESTMENT INFORMATION

Low Hill, Liverpool, L6

230080908

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Property Description

Our latest listing is in Low Hill, Liverpool, L6

Get instant cash flow of **£700** per calendar month with a **21.0%** Gross Yield for investors.

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...



Low Hill, Liverpool, L6

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Property Key Features

- Studio Flat
- 1 bathroom
- Spacious Living Spaces
- Easy access to local amenities
- Factor Fees: £100.00 PM
- Ground Rent: £161.00 PM
- Lease Length: 246 years
- Current Rent: £700

Lounge



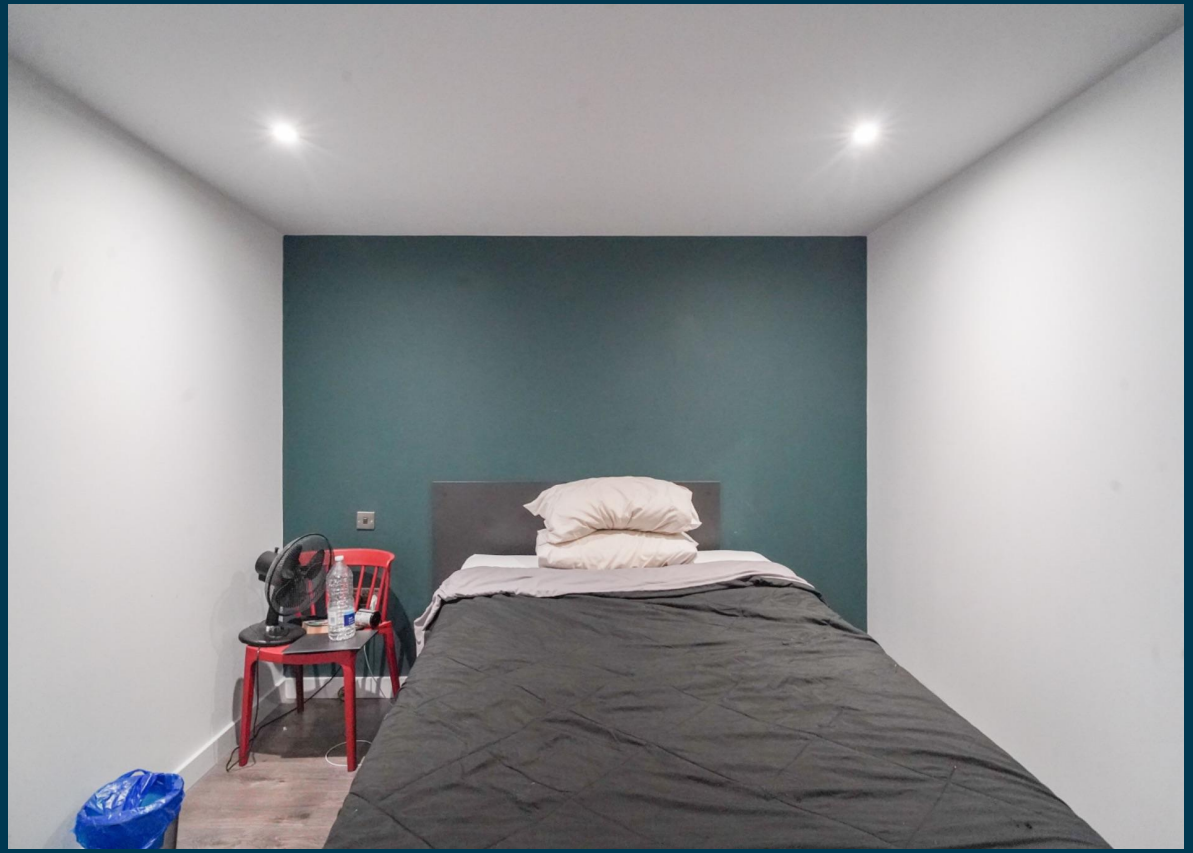


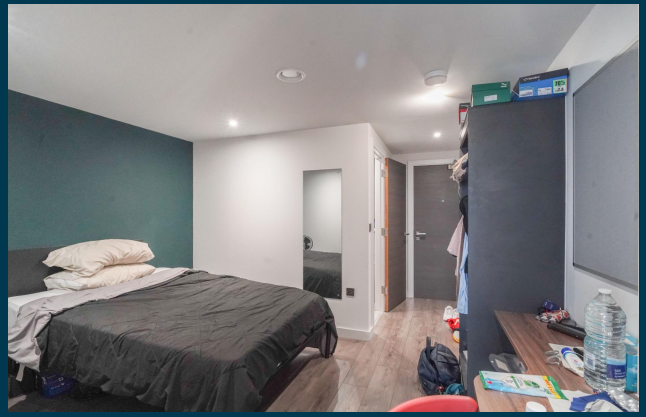
Kitchen

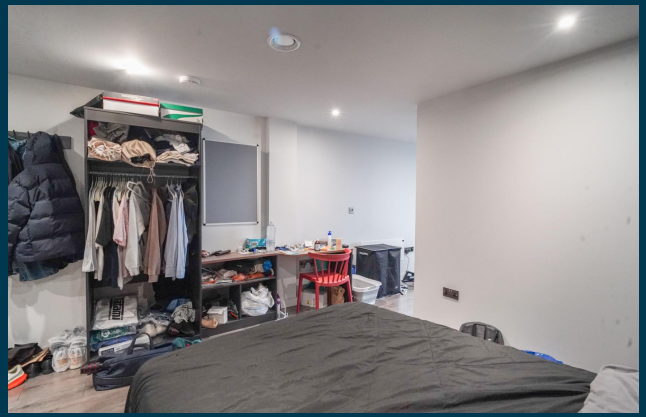




Bedrooms







Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £40,000.00 and borrowing of £30,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 40,000.00

25% Deposit	**£10,000.00**
SDLT Charge	**£2,000**
Legal Fees	**£1,000.00**
Total Investment	**£13,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month

Returns Based on Rental Income	**£700**
Mortgage Payments on £30,000.00 @ 5%	**£125.00**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£100.00**
Ground Rent	**£161.00**
Letting Fees	**£70.00**
Total Monthly Costs	**£471.00**
Monthly Net Income	**£229.00**
Annual Net Income	**£2,748.00**
Net Return	**21.14%**

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	**£1,348.00**
Net Return	**10.37%**

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

Annual Net Income Adjusted To	**£4,080.00**
Net Return	**31.38%**

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 £50,000.



£50,000

Studio flat for sale

+ Add to report

40a Jubilee Drive, Liverpool, Merseyside, L7 8SN

NO LONGER ADVERTISED

Marketed from 13 Jul 2022 to 30 Jan 2023 (200 days) by Pattinson Estate Agents, Auction



£45,000

Studio flat for sale

+ Add to report

Durning Road, Liverpool

NO LONGER ADVERTISED SOLD STC

Marketed from 16 Dec 2024 to 28 Jan 2026 (407 days) by Jones & Chapman, Allerton

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

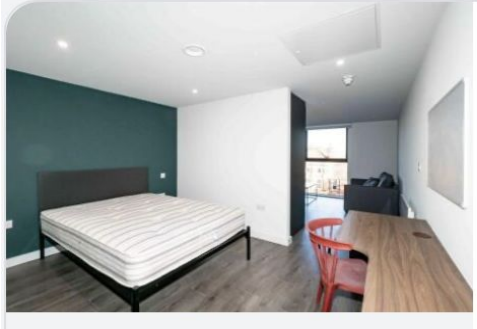
Studio flat

+ Add to report

Element the Quarter, 88 Low Hill St, Liverpool, L6 1AS

NO LONGER ADVERTISED

Marketed from 14 May 2026 to 16 Jun 2026 (32 days) by Belvoir, Liverpool



£715 pcm

Studio apartment

+ Add to report

Liverpool City Centre

NO LONGER ADVERTISED

Marketed from 19 Jan 2026 to 2 Feb 2026 (14 days) by Legacie Management & Lettings, Liverpool

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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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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