

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Long Moss, Netherton, L30

226532704

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



## Property Description

Our latest listing is in Long Moss, Netherton, L30

Get instant cash flow of **£572** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£967** which would provide the investor a Gross Yield of **8.5%** 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..**



Long Moss, Netherton, L30

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## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**1 Sunroom**

**Easy Access to Local Amenities**

**Factor Fees: £1.00 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £572**

**Market Rent: £967**

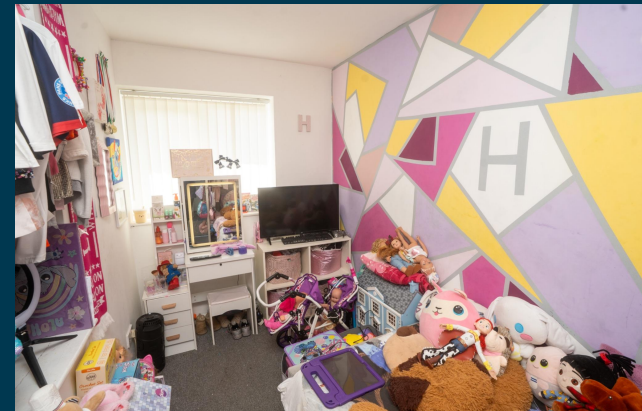
# Lounge



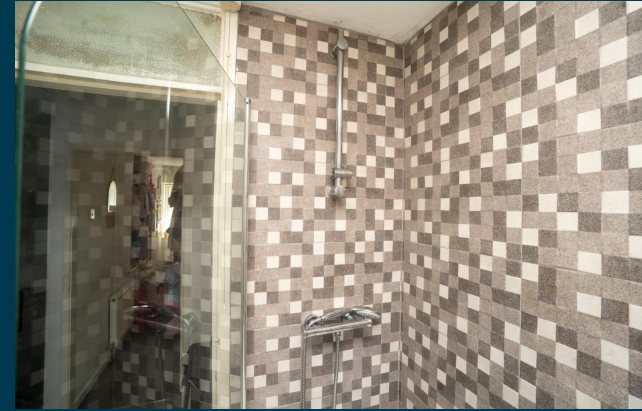
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £136,500.00 and borrowing of £102,375.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 136,500.00

25% Deposit	£34,125.00
SDLT Charge	£7,055
Legal Fees	£1,000.00
Total Investment	£42,180.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £572 per calendar month but the potential market rent is

£ 967

Returns Based on Rental Income	£572	£967
Mortgage Payments on £102,375.00 @ 5%	£426.56	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	FREEHOLD	
Letting Fees	£57.20	£96.70
<b>Total Monthly Costs</b>	<b>£499.76</b>	<b>£539.26</b>
<b>Monthly Net Income</b>	<b>£72.24</b>	<b>£427.74</b>
<b>Annual Net Income</b>	<b>£866.85</b>	<b>£5,132.85</b>
<b>Net Return</b>	<b>2.06%</b>	<b>12.17%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,198.85**  
Adjusted To

Net Return                      **7.58%**

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

Annual Net Income      **£3,085.35**  
Adjusted To

Net Return                      **7.31%**

# 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 terraced house for sale

+ Add to report

St. Marys Grove, Bootle, Merseyside, L30

NO LONGER ADVERTISED

Marketed from 14 Jun 2023 to 7 Sep 2023 (84 days) by Redwing, Liverpool



£140,000

## 3 bedroom terraced house for sale

+ Add to report

St. Georges Grove, Bootle, L30

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jun 2023 to 18 Dec 2023 (188 days) by Entwistle Green, Crosby

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£980** based on the analysis carried out by our letting team at **Let Property Management**.



**£980 pcm**

## 3 bedroom end of terrace house

Fleetwoods Lane, Bootle, L30

NO LONGER ADVERTISED

Marketed from 27 Feb 2025 to 4 Mar 2025 (5 days) by OpenRent, London

+ Add to report



**£975 pcm**

## 3 bedroom house

Gorse Lane, Liverpool, Merseyside, L21

NO LONGER ADVERTISED

LET AGREED






Marketed from 14 Aug 2024 to 20 Aug 2024 (5 days) by Revive, Revive

+ 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: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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.



**LETPROPERTY**