

LET PROPERTY PACK

INVESTMENT INFORMATION

Florence Street, Liverpool,
L4 4JS

224816255

 www.letproperty.co.uk





Property Description

Our latest listing is in Florence Street, Liverpool, L4 4JS

Get instant cash flow of **£750** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£927** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Florence Street, Liverpool,
L4 4JS

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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 135 Years

Current Rent: £750

Market Rent: £927

Lounge



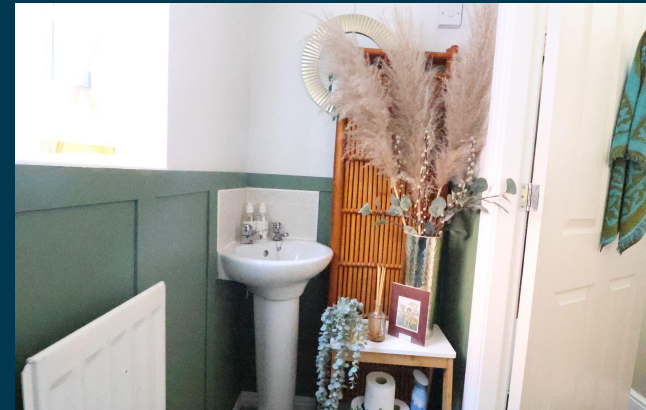
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£49,700.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 927

Returns Based on Rental Income	£750	£927
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£92.70
Total Monthly Costs	£590.00	£607.70
Monthly Net Income	£160.00	£319.30
Annual Net Income	£1,920.00	£3,831.60
Net Return	3.86%	7.71%

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 **£1,977.60**
Adjusted To

Net Return **3.98%**

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



Annual Net Income **£1,431.60**
Adjusted To

Net Return **2.88%**

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 £175,000.

	3 bedroom end of terrace house for sale	+ Add to report
	Anfield Road, Liverpool, Merseyside, L4	
	NO LONGER ADVERTISED SOLD STC	
	Marketed from 17 Aug 2020 to 7 May 2021 (263 days) by Priory Property Services, Liverpool	
£175,000		
	3 bedroom terraced house for sale	+ Add to report
	Fountains Road, Liverpool, L4	
	NO LONGER ADVERTISED SOLD STC	
	Marketed from 27 Jul 2024 to 10 Feb 2025 (197 days) by Purplebricks, covering Liverpool	
£170,000		

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom end of terrace house

+ Add to report

Everton Valley, Liverpool, L4

CURRENTLY ADVERTISED

LET AGREED

Marketed from 16 Mar 2026 by Peter Anthony, Liverpool



£950 pcm

3 bedroom terraced house

+ Add to report

Andrew Street, LIVERPOOL, L4

CURRENTLY ADVERTISED






LET AGREED

Marketed from 9 Apr 2026 by Prime Residential Property Management, Manchester

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: **8 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.

