

LET PROPERTY PACK

INVESTMENT INFORMATION

Lydia Ann Street, Liverpool,
L1

206240632

 www.letproperty.co.uk





Property Description

Our latest listing is in Lydia Ann Street, Liverpool, L1

Get instant cash flow of **£900** per calendar month with a **10.8%** Gross Yield for investors.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Lydia Ann Street,
Liverpool, L1

206240632



Property Key Features

1 Bedroom

1 Bathroom

Well-Maintained

Sunlit Lounge

Factor Fees: £0.00

Ground Rent: £250.00

Lease Length: 250 years

Current Rent: £900

Lounge



Kitchen



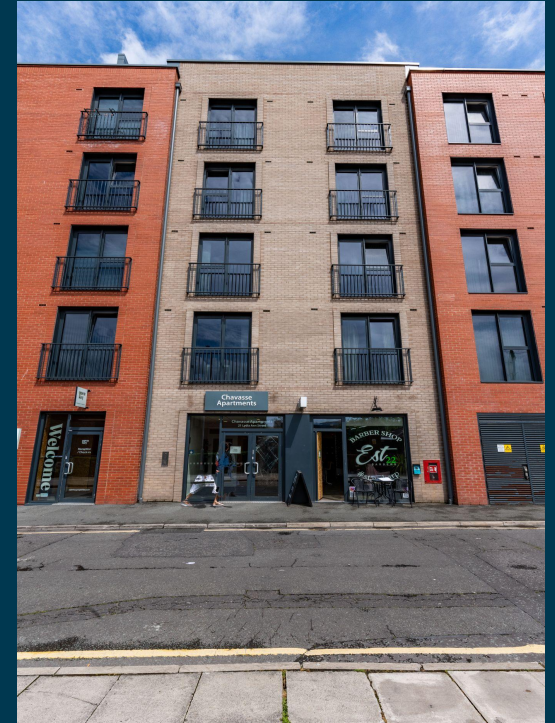
Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000

25% Deposit	£25,000.00
SDLT Charge	3000
Legal Fees	£1,000.00
Total Investment	£29,000.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£900
Mortgage Payments on £75,000.00 @ 5%	£312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£250.00
Letting Fees	£90.00
Total Monthly Costs	£667.50
Monthly Net Income	£233
Annual Net Income	£2,790
Net Return	9.62%

Return **Stress Test** Analysis Report



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

Annual Net Income **£990**
Adjusted To

Net Return **3.41%**

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

Annual Net Income **£4,290**
Adjusted To

Net Return **14.79%**

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 £150,000.



£150,000

1 bedroom apartment for sale

Lydia Ann Street, Liverpool City Centre, Liverpool, L1

+ Add to report

NO LONGER ADVERTISED

Excellent Location | Beautifully presented | One Bedroom | Allocated parking space | Ideal for a ...

Marketed from 8 Feb 2024 to 19 Feb 2024 (11 days) by Venmore, Liverpool



£101,500

Studio flat for sale

Lydia Ann Street, Liverpool, Merseyside, L1

+ Add to report

NO LONGER ADVERTISED

Juliet balcony | Secure, underground residents parking | Residents gym | Communal roof gardens | ...

Marketed from 19 Nov 2017 to 15 Mar 2018 (116 days) by Flambard Williams Limited, Canary Wharf

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £845 based on the analysis carried out by our letting team at **Let Property Management**.



£845 pcm

1 bedroom flat

Liverpool, Liverpool, L1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 563438

Marketed from 30 May 2019 to 13 Jun 2019 (13 days) by OpenRent, London



£700 pcm

1 bedroom apartment

Apartment 33, 21 Lydia Ann Street Liverpool L1 5BW

+ Add to report

NO LONGER ADVERTISED LET AGREED






AVAILABLE NOW | ZERO DEPOSIT OPTION | STUDIO APARTMENT | MODERN SHOWER ROOM | OPEN PLAN KITCHEN/D...

SOLD PRICE HISTORY

Current Tenant Profile



As this property is currently tenanted, 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: **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.



Lydia Ann Street, Liverpool, L1

206240632

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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