

LIVERPOOL / MERSEYSIDE / WIRRAL

Buy well. Keep control.

Property investment, sourcing
and management



A local team for the whole investment journey

Family run and independent. Property investment experience since 1999

0151 705 9055

tunafishproperty.co.uk

EXPERIENCE THAT STAYS WITH YOU

The right property. The right local support.

We invest, develop, source, let and manage property ourselves. That practical experience helps us look beyond an asking price and focus on the purchase, the costs and the income you can retain.

Since 1999

Property investment experience

Family run

Independent and locally based

UK & overseas

Support wherever you live

Property sourcing in Liverpool

We search auctions, unsold lots, receivers, repossessions and genuine off-market opportunities across Liverpool, Merseyside and Wirral.

01 Set the brief

Agree your budget, goals, timescale and approach to refurbishment.

02 Assess the opportunity

Consider viewings, local sales evidence, rent, condition and likely costs.

03 Agree the buying strategy

Set a price limit and negotiate or bid within your instructions.

04 Prepare for ownership

Coordinate the purchase, agreed works, letting and ongoing management.

12 months' free property management

Included with our sourcing service: tenant finding, inspections and rent-guarantee insurance where applicable. Separate purchase, professional and refurbishment costs apply.

Explore property sourcing

See what buying well can make possible.

Selected examples from our property sourcing and investor support work.

TUNA FISH PROPERTY	PROPERTY SOURCING
2026 Bought prior to auction £135,000 Purchase price 4 bedrooms • 2 bathrooms 1,216 sq ft • EPC C Conservatory and large plot Off-road parking for 2–3 cars Local sale prices £200,000–£240,000	   
Liverpool • Merseyside • Wirral	tunafishproperty.co.uk

TUNA FISH PROPERTY	PROPERTY SOURCING
CLIENT CASE STUDY 60% valuation uplift in eight months £75,000 Purchase price Valuation after eight months £120,000 No refurbishment • EPC C Market rent: £795 pcm Annual rent: £9,540 Gross yield: 12.7% Based on the original purchase price Valuation uplift is not realised profit	   
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Historical examples. Local sale prices are comparables, not a valuation of the featured property. Valuation uplifts are not realised profits; costs, tax and finance affect returns. Individual results vary.

KNOW WHAT YOU PAY

Clear fees. Your rent paid to you.

£44 - £94

Monthly management fee per property

Plus £21 per month for two documented inspections each year.

Total monthly charge: £65 - £115.

The management fee reaches its £94 maximum at £875 pcm rent. Above that level, further rent increases do not increase the management fee.

Monthly rent	Management	Inspections	Total / month
Below £500	£44 minimum	£21	£65 minimum
£500 - £624	£56	£21	£77
£625 - £749	£69	£21	£90
£750 - £874	£81	£21	£102
£875 and above	£94 maximum	£21	£115 maximum

Prices include VAT where applicable. Additional services and third-party costs are charged separately.

[See the current fee schedule](#)

TENANT SOURCING AND SETUP

A clear start for every new tenancy.

£350**Tenant sourcing**

Photography, Rightmove and Zoopla advertising, viewings, referencing, Right to Rent checks and tenancy documents.

£125**Check-in & inventory**

Photographic inventory, schedule of condition, meter readings, key handover and tenant check-in.

Typical new-tenancy setup: £475

Other services

End-of-tenancy inspection and report	£125
Gas Safety Certificate	£95
Electrical Installation Condition Report	From £165
Energy Performance Certificate	£95
Portable Appliance Testing	From £95

All prices include VAT where applicable. Repairs, licensing, insurance and supplier charges are additional where required.

Day-to-day management

Tenant communication, maintenance coordination, compliance monitoring and initial arrears follow-up.

Optional rent protection

Rent guarantee and legal expenses insurance is quoted separately, subject to provider eligibility, terms, exclusions and limits.

RENOVATION AND BRRR

Make the property work for the investment.

From repairs between tenancies to larger conversions, we help plan the work, obtain quotations and coordinate experienced contractors. A clear scope and budget come first.

Former care home: 13 apartments and a new-build bungalow



A completed conversion example from the team's development track record.

Practical improvements, planned around the property



Electrical, plumbing, decoration, flooring and preparation for letting. For a BRRR strategy, refinancing remains subject to valuation and lender approval.

Discuss refurbishment support

FOR OWNERS AND INVESTORS

Local knowledge. Wider support.

01 Overseas investors

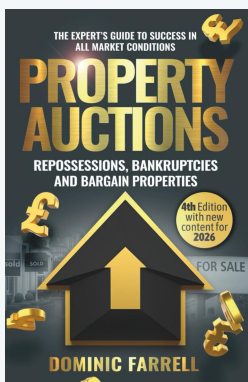
Viewings, photographs, video updates and telephone or Zoom discussions keep you involved wherever you live. We can help coordinate the purchase and management, and introduce legal, finance and accountancy specialists.

02 Block management

Practical management for freehold blocks across Liverpool and Wirral, with attention to maintenance, service charges and communication with leaseholders. Ask us about Right to Manage support.

03 Selling and auction support

We help you consider the right route to sale, introduce auction houses and discuss guide and reserve prices. Property sales terms and professional fees are agreed for the instruction.



LEARN FROM PRACTICAL EXPERIENCE

Property Auctions

Repossessions, Bankruptcies and Bargain Properties

By Dominic Farrell. Fourth edition, 2026.
Explore the book, courses and property mentorship.

[View the book](#)

[Courses and mentorship](#)

Support for non-UK residents



TUNA FISH
PROPERTY

YOUR NEXT STEP

Let's talk about your property plans.

Buying your next investment, reviewing your management costs or preparing a property for letting? Arrange a telephone call or Zoom with the team.

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Property Redress Scheme



Tuna Fish Property is a trading name of Tuna Fish Limited. Registered in England and Wales, company number 08725230.

Registered office: Suites C, D, E, F, 14th Floor, The Plaza, Old Hall Street, Liverpool, L3 9QJ.

Fees checked 19 September 2026. See our website for current terms.