

LET PROPERTY PACK

INVESTMENT INFORMATION

Charles Street Leicester,
LE1 1LB

205009778

 www.letproperty.co.uk





Property Description

Our latest listing is in Charles Street Leicester, LE1 1LB

Get instant cash flow of **£1,200** per calendar month with a **6.3%** Gross Yield for investors.

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...



Charles Street Leicester,
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Property Key Features

2 Bedroom

2 Bathroom

Spacious Lounge

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: £300.00

Lease Length: 999

Current Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£6,900
Legal Fees	£1,000.00
Total Investment	£65,400.00

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	£1,200
Mortgage Payments on £172,500.00 @ 5%	£718.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£300.00
Letting Fees	£120.00
Total Monthly Costs	£1,153.75
Monthly Net Income	£46.25
Annual Net Income	£555.00
Net Return	0.85%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£12,405.00**

Net Return **-18.97%**

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

Annual Net Income Adjusted To **-£12,255.00**

Net Return **-18.74%**

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 £425,000.



£425,000

2 bedroom penthouse for sale

Charles Street, Leicester City Centre, Leicester, LE1

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Duplex Penthouse Apartment | Outdoor Spaces Including Balcony | Permission To Extend First Floor ...

Marketed from 28 Nov 2023 by Oliver Rayns, Leicester



£410,000

2 bedroom penthouse for sale

Foister Building, 124 Charles Street, Leicester, LE1

+ Add to report

NO LONGER ADVERTISED

Two Bedrooms and Two En-Suites | Share of Freehold | Over 1700 Square Feet | Prominent 1930's Art...

Marketed from 22 Mar 2024 to 4 Apr 2024 (13 days) by Oliver Rayns, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom apartment

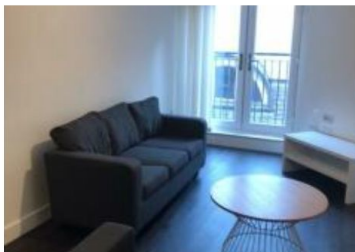
Agin Court, Charles Street, Leicester

+ Add to report

NO LONGER ADVERTISED LET AGREED

Agin Court | Charles Street, LE1 | Generous 2 Bedroom Apartment | Large Living Space | Fully Furn...

Marketed from 25 Aug 2023 to 21 Sep 2023 (26 days) by Set To Let, Leicester



£1,250 pcm

2 bedroom apartment

Agin Court, Charles Street, Leicester, Leicestershire, LE1

+ Add to report

NO LONGER ADVERTISED LET AGREED

MODERN KITCHEN AND BATHROOM | INTERGRATED APPLIANCES | STUNNING BATHROOM WITH HEATED TOWEL RAILS...

Marketed from 7 Mar 2023 to 23 Aug 2023 (169 days) by Leef Property Management Ltd, Warrington

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: **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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205009778

Interested in this
property investment?

Make an offer or
book a viewing

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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