


# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. George Building, 60  
Great George Street, Leeds,  
LS1

210224755

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





## Property Description

Our latest listing is in St. George Building, 60 Great George Street, Leeds, LS1

Get instant cash flow of **£1,050** per calendar month with a **5.8%** Gross Yield for investors.

**With great potential returns and located within a prime rental location in Leeds, it will make for a reliable long term investment for an investor. Don't miss out on this fantastic investment opportunity...**



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Ensuite**

**Spacious Rooms**

**Factor Fees: £100.00 PM**

**Ground Rent: £8 PM**

**Lease Length: 129 years**

**Current Rent: £1,050**

# Lounge

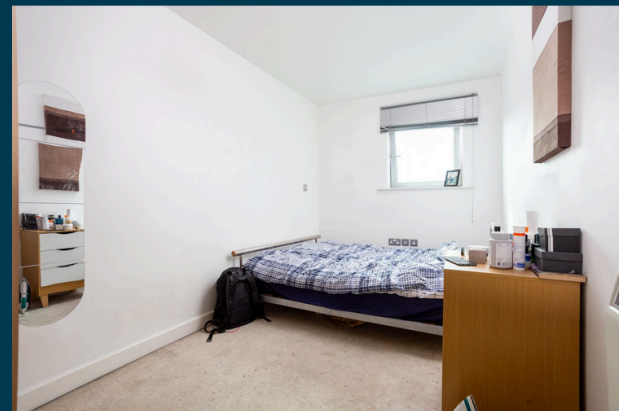




# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £218,000.00 and borrowing of £163,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 218,000.00

25% Deposit	£54 ,500.00
SDLT Charge	£ 10,900
Legal Fees	£ 1,000.00
Total Investment	£66,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month.



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	£ 1,050
Mortgage Payments on £163,500.00 @ 5%	£681.25
Est. Building Cover (Insurance)	£ 15.00
Approx. Factor Fees	£100.00 PM
Ground Rent	£ 8 PM
Letting Fees	£ 105.00
Total Monthly Costs	£914.25
Monthly Net Income	£ 135.75
Annual Net Income	£1,629.00
Net Return	2.45%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>-£471.00</b>
Adjusted To	
Net Return	<b>-0.71%</b>

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

Annual Net Income	<b>-£1,485.00</b>
Adjusted To	
Net Return	<b>-2.24%</b>



# 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 £230,000.



£230,000

## 2 bedroom flat for sale

+ Add to report

53a GREAT GEORGE STREET, LEEDS, WEST YORKSHIRE, LS1

NO LONGER ADVERTISED

Marketed from 5 Apr 2023 to 6 Oct 2023 (183 days) by Linley & Simpson, Leeds

Two double bedrooms | Contemporary house bathroom | Large feature windows | Buy To Let - currentl...



£225,000

## 1 bedroom apartment for sale

+ Add to report

Denison Hall, Hanover Square, Leeds



NO LONGER ADVERTISED

Marketed from 26 Dec 2023 to 6 Jun 2024 (163 days) by Monroe Estate Agents, Alwoodley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,400 pcm</p>	<p>2 bedroom flat</p> <p>St George Building, Great George Street</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 24 Apr 2024 to 7 May 2024 (13 days) by Parklane, Leeds</p> <p>Furnished   2 Bedrooms   2 Bathrooms   Balcony   Great location</p> <p>EPC: <a href="#">View</a></p> <p>(Approx.) Sqft: 840 sq ft Price (£) per sqft: £1.67</p> <p>+ Add to report</p>
 <p>£1,395 pcm</p>	<p>2 bedroom flat</p> <p>Great George Street, Leeds, LS1</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 6 Mar 2024 to 3 Jun 2024 (89 days) by Linley &amp; Simpson, Leeds</p> <p>+ Add to report</p>

# 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.





St. George Building, 60 Great George  
Street, Leeds, LS1

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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**