

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodgate, Loughborough,
LE11

212730642

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodgate, Loughborough, LE11

Get instant cash flow of **£750** per calendar month with a **6.0%** 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...



Woodgate,
Loughborough, LE11

212730642



Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit	£37,250.00
SDLT Charge	£7,930
Legal Fees	£1,000.00
Total Investment	£46,180.00

Projected Investment Return



The monthly rent of this property is currently set at £750 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	£750
Mortgage Payments on £111,750.00 @ 5%	£465.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£555.63
Monthly Net Income	£194.38
Annual Net Income	£2,332.50
Net Return	5.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£832.50**
Adjusted To

Net Return **1.80%**

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

Annual Net Income **£97.50**
Adjusted To

Net Return **0.21%**

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 £157,000.



£157,000

2 bedroom terraced house for sale

+ Add to report

Victoria Street, Loughborough, LE11

CURRENTLY ADVERTISED

Marketed from 21 Oct 2024 by Newton Fallowell, Loughborough

TERRACED PROPERTY | TWO DOUBLE BEDROOMS | INVESTMENT PROPERTY | £800 PER CALENDAR MONTH | VACANT ...



Sold price history:

View

14/05/2003	£93,000
04/08/2000	£57,750
23/05/1997	£41,000

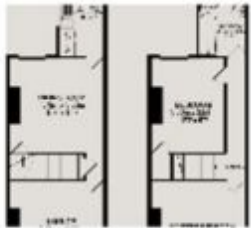
Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm



[View floor plan](#)

2 bedroom end of terrace house

[+ Add to report](#)

Brisco Avenue, Loughborough, LE11

NO LONGER ADVERTISED **LET AGREED**

Marketed from 30 Jan 2023 to 25 Feb 2023 (25 days) by Huntleys, Loughborough

Beautifully Presented | Upstairs Bathroom | Close to Town Centre | Two Double Bedrooms | Lovely r...

 Sold price history: [View](#)

19/02/2010	£117,500
04/04/2003	£70,000

 EPC: [View](#)

(Approx.) Sqft: **840 sq ft** Price (£) per sqft: **£0.95**

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**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



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