


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Merrin Court,  
Loughborough, LE11

211906508

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





## Property Description

Our latest listing is in Merrin Court, Loughborough, LE11

Get instant cash flow of **£3,100** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£3,200** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

**With tenants 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...



Merrin Court,  
Loughborough, LE11

211906508



## Property Key Features

**5 Bedrooms**

**Multiple Bathrooms**

**Spacious Layouts**

**Modern ASHP Installed (Air  
Source Heat Pump Heating  
system)**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £3,100**

**Market Rent: £3,200**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £529,000.00 and borrowing of £396,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 529,000.00

25% Deposit	£132,250.00
SDLT Charge	£40,400
Legal Fees	£1,000.00
Total Investment	£173,650.00

# Projected Investment Return



The monthly rent of this property is currently set at £3,100 per calendar month but the potential market rent is

£ 3,200



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	£3,100	£3,200
Mortgage Payments on £396,750.00 @ 5%	£1,653.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£310.00	£320.00
Total Monthly Costs	£1,978.13	£1,988.13
Monthly Net Income	£1,121.88	£1,211.88
Annual Net Income	£13,462.50	£14,542.50
Net Return	7.75%	8.37%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£8,142.50**  
Adjusted To

Net Return                      **4.69%**

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

Annual Net Income      **£6,607.50**  
Adjusted To

Net Return                      **3.81%**



# 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 £580,000.



**£580,000**

## 7 bedroom town house for sale

[+ Add to report](#)

Bill Rock House, Packe Street, Loughborough, LE11 3EZ - SIX BED HMO & ONE BED FLAT

**NO LONGER ADVERTISED**

Marketed from 15 Jan 2024 to 11 Feb 2025 (392 days) by Nick Humphreys, Loughborough



**£475,000**

## 6 bedroom end of terrace house for sale

[+ Add to report](#)

Frederick Street, Loughborough

**CURRENTLY ADVERTISED**

Marketed from 27 Jan 2025 by Richard Harrison Estate Agents & Valuers, Loughborough

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,770 based on the analysis carried out by our letting team at **Let Property Management**.



**£3,770 pcm**

## 6 bedroom private halls

+ Add to report

Woodgate, Loughborough

**NO LONGER ADVERTISED**

Marketed from 16 Aug 2023 to 3 Nov 2023 (79 days) by Cloud Student Homes, Salisbury

Our newly refurbished Deluxe en-suite rooms and cluster kitchens offer our highest room standards...



**£2,990 pcm**

## 6 bedroom terraced house

+ Add to report

Broad Street, Loughborough, LE11

**NO LONGER ADVERTISED**

Marketed from 20 Feb 2024 to 15 Mar 2024 (24 days) by OpenRent, London

# 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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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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