

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Westside Court Earl Shilton  
Leicester LE9 7DZ

212919574

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





## Property Description

Our latest listing is in Westside Court Earl Shilton Leicester LE9 7DZ

Get instant cash flow of **£650** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£764** which would provide the investor a Gross Yield of **6.6%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

**Don't miss out on this fantastic investment opportunity...**



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Shilton Leicester LE9 7DZ

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## Property Key Features

**2 Bedrooms**

**1 bathroom**

**Well Maintained Property**

**Spacious Rooms**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 978 years**

**Current Rent: £650**

**Market Rent: £764**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 764



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	£650	£764
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£65.00	£76.40
Total Monthly Costs	£511.25	£522.65
Monthly Net Income	£138.75	£241.35
Annual Net Income	£1,665.00	£2,896.20
Net Return	4.20%	7.31%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,368.20**  
Adjusted To

Net Return                      **3.45%**

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

Annual Net Income      **£826.20**  
Adjusted To

Net Return                      **2.08%**

# 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 £170,000.



£170,000

## 2 bedroom flat for sale

+ Add to report

Fairways Court, Leicester Road, Hinckley, Leicestershire, LE10

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jun 2021 to 23 May 2023 (691 days) by Your Move, Hinckley



£150,000

## 2 bedroom flat for sale

+ Add to report

The Newlands, Shilton Road, Barwell

NO LONGER ADVERTISED

Marketed from 15 Mar 2023 to 23 Oct 2023 (222 days) by Castle Estates, Hinckley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom flat

High Street, Earl Shilton, LE9

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jul 2024 to 14 Aug 2024 (32 days) by Belvoir, Hinckley

+ Add to report



£725 pcm

2 bedroom flat

Peggs Close, Leicester, LE9

NO LONGER ADVERTISED

Marketed from 18 Jan 2024 to 26 Jan 2024 (7 days) by OpenRent, London

+ Add to report



# 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.



**LETPROPERTY**