

LET PROPERTY PACK

INVESTMENT INFORMATION

Beeston Road, Leeds, LS11
6AE

214090076

 www.letproperty.co.uk





Property Description

Our latest listing is in Beeston Road, Leeds, LS11 6AE

Get instant cash flow of **£675** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£722** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

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...



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Property Key Features

1 Bedroom

1 Bathroom

Open-plan Lounge and Kitchen

Well-Maintained Property

Factor Fees: TBC

Ground Rent: £9 pm

Lease Length: 112 years

Current Rent: £675

Market Rent: £722

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

| | |
|------------------|------------|
| 25% Deposit | £38,750.00 |
| SDLT Charge | £8,350 |
| Legal Fees | £1,000.00 |
| Total Investment | £48,100.00 |

Projected Investment Return



The monthly rent of this property is currently set at £675 per calendar month but the potential market rent is

£ 722



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 | £675 | £722 |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £116,250.00 @ 5% | £484.38 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | TBC | |
| Ground Rent | £9.00 | |
| Letting Fees | £67.50 | £72.20 |
| Total Monthly Costs | £575.88 | £580.58 |
| Monthly Net Income | £99.13 | £141.43 |
| Annual Net Income | £1,189.50 | £1,697.10 |
| Net Return | 2.47% | 3.53% |

Return Stress Test Analysis Report



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

Annual Net Income **£253.10**
Adjusted To

Net Return **0.53%**

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

Annual Net Income **-£519.90**
Adjusted To

Net Return **-1.08%**

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 £158,000.



£158,000

1 bedroom apartment for sale

Oval Gardens

CURRENTLY ADVERTISED

Marketed from 7 Jan 2025 by Elite Realty Invest, Liverpool

Prime Location: Just 10 minutes from Leeds City Centre, offering unparalleled access to shopping,...

+ Add to report



£155,500

1 bedroom apartment for sale

Plot 201 Bath Garden, Leeds

CURRENTLY ADVERTISED

Marketed from 21 Mar 2025 by CityRise, Leeds

Great investment opportunity | Brand new development | Strong tenant demand | Proven developer | ...

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

1 bedroom apartment

+ Add to report

Greenhouse, Leeds, LS11 6AE

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Mar 2021 to 11 Jul 2024 (1218 days) by City Home, Nationwide

VIDEO TOUR ON ADVERT | AVAILABLE 17TH MAY | 15 min walk to Leeds Train Station | Fully furnished ...



£725 pcm

1 bedroom apartment

+ Add to report

Greenhouse, Leeds

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Apr 2024 to 26 Apr 2024 (11 days) by Vision Properties, Leeds

Spacious double bedroom | Furnished | On-site gym | Available end of May

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**



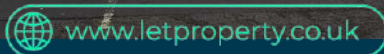
Payment history: **On time for length of tenancy**



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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