

LET PROPERTY PACK

INVESTMENT INFORMATION

Breary Lane East, Leeds
LS16

213316223

 www.letproperty.co.uk





Property Description

Our latest listing is in Breary Lane East, Leeds LS16

This property has a potential to rent for **£5,000** which would provide the investor a Gross Yield of **5.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Breary Lane East, Leeds
LS16

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Property Key Features

4 bedrooms

2 bathrooms

Large Primary Business Area

Kitchen Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: Vacant

Market Rent: £5,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £1,093,000.00 and borrowing of £819,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 1,093,000.00

25% Deposit £273,250.00

SDLT Charge £105,200

Legal Fees £1,000.00

Total Investment £379,450.00

Projected Investment Return



The potential market rent for this property is currently set at

£ 5,000

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	£5,000
Mortgage Payments on £819,750.00 @ 5%	£3,415.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£500.00
Total Monthly Costs	£3,930.63
Monthly Net Income	£1,069.38
Annual Net Income	£12,832.50
Net Return	3.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,832.50**
Adjusted To

Net Return **0.75%**

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

Annual Net Income **-£3,562.50**
Adjusted To

Net Return **-0.94%**

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 £1,800,000.



£1,800,000

4 bedroom detached house for sale

+ Add to report

Lake View, Lakeland Drive, Alwoodley, Leeds, West Yorkshire

NO LONGER ADVERTISED

Marketed from 28 Jul 2022 to 16 May 2023 (292 days) by Fine & Country, Moortown



£1,650,000

5 bedroom detached house for sale

+ Add to report

Bunny Hall Meadows, Bramhope, Leeds LS16

CURRENTLY ADVERTISED

Marketed from 12 Jan 2025 by HMCA Estates, Knaresborough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £5,000 based on the analysis carried out by our letting team at **Let Property Management**.



£5,000 pcm

6 bedroom detached house

Adel Lane, Leeds

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Oct 2024 to 26 Nov 2024 (42 days) by Monroe Estate Agents, Leeds

+ Add to report



£4,500 pcm

6 bedroom detached house

Lawnswood Crescent, Leeds, LS16

NO LONGER ADVERTISED






Marketed from 6 Feb 2023 to 13 Jul 2023 (157 days) by Executive Lets, Leeds

+ 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: **NA**
-  Current term of tenancy: **NA**
-  Standard Tenancy Agreement In Place: **NA**
-  Payment history: **NA**
-  Fully compliant tenancy: **NA**
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.



Breary Lane East, Leeds LS16

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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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