


LET PROPERTY PACK

INVESTMENT INFORMATION

Duke Street, Leicester, LE1

214051278

 www.letproperty.co.uk





Property Description

Our latest listing is in Duke Street, Leicester, LE1

Get instant cash flow of **£640** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Duke Street, Leicester, LE1

214051278



Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £150 pm

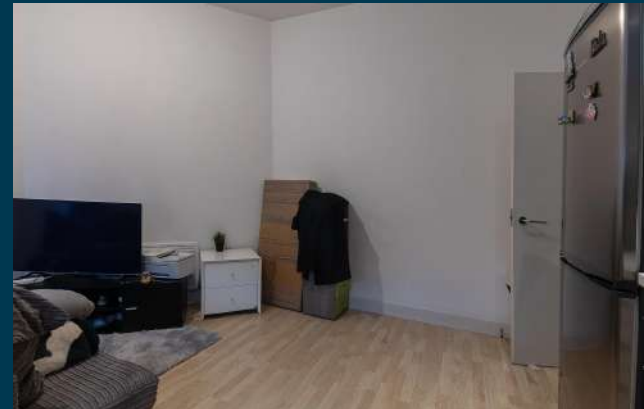
Ground Rent: £16.67 pm

Lease Length: 104 years

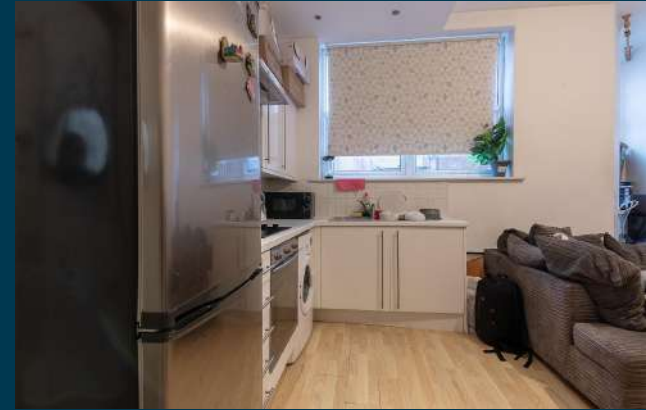
Current Rent: £640

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit £27,500.00

SDLT Charge £5,500

Legal Fees £1,000.00

Total Investment £34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £640 per calendar month but the potential market rent is

£ 650



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	£640	£650
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£150.00	
Ground Rent	£16.67	
Letting Fees	£64.00	£65.00
Total Monthly Costs	£589.42	£590.42
Monthly Net Income	£50.58	£59.58
Annual Net Income	£606.96	£714.96
Net Return	1.79%	2.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£585.04**
Adjusted To

Net Return **-1.72%**

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


Annual Net Income **-£735.00**
Adjusted To

Net Return **-2.16%**

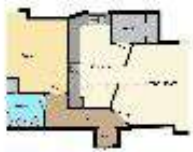
Sale Comparables Report



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 £130,000.00.



£130,000



[View floor plan](#)

1 bedroom apartment for sale

[+ Add to report](#)

Princess Road East, Leicester

CURRENTLY ADVERTISED


Marketed from 25 Jan 2025 by William H. Brown, Leicester

Upper Floor Apartment | One Bedroom | Fitted kitchen | City Centre | Must View

Sold price history:	View
01/02/2013	£108,000

EPC:	View
------	----------------------

(Approx.) Sqft: **786 sq ft** Price (€) per sqft: **£165.44**



£130,000

1 bedroom flat for sale

[+ Add to report](#)

New Walk, Leicester

CURRENTLY ADVERTISED **SOLD STC**



Marketed from 17 Dec 2024 by Barkers, Leicester

Beautiful One Bed Apartment | Second Floor (Lift and Staircase Access) | Open Plan Lounge | Inta...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.

 £650 pcm	<div>1 bedroom apartment</div> <div>Fosse Road Central, Leicester</div> <div>CURRENTLY ADVERTISED</div> <div>Marketed from 11 Feb 2025 by Tranquility Homes Ltd, Leicester</div> <div>Studio apartment Spacious kitchen/diner Modern bathroom Gas central heating Furnished f..</div> <div>Q EPC: View</div> <div>(Approx.) Sqft: 280 sq ft Price (£) per sqft: £2.32</div>	<div>+ Add to report</div>
 £650 pcm	<div>1 bedroom house share</div> <div>Paget Road, Leicester, LE3 5HN</div> <div>CURRENTLY ADVERTISED</div> <div>Marketed from 9 Feb 2025 by Moneyrow Properties, Covering Leicester</div> <div>Join a Vibrant Professional Community Your home should be more than just a place to sleep? It should...</div>	<div>+ Add to report</div>

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.



Duke Street, Leicester, LE1

214051278



www.letproperty.co.uk

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