

# LET PROPERTY PACK

## INVESTMENT INFORMATION

London Road, Leicester,  
LE2

214448098

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





## Property Description

Our latest listing is in London Road, Leicester, LE2

Get instant cash flow of **£950** per calendar month with a **5.8%** Gross Yield for investors.

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 be a rewarding addition to an investor portfolio.

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



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Bathroom**

**Good Condition**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £950**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit £48,750.00

SDLT Charge £9,750

Legal Fees £1,000.00

**Total Investment £59,500.00**

# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month.



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	£950
Mortgage Payments on £146,250.00 @ 5%	£609.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£95.00
Total Monthly Costs	£719.38
Monthly Net Income	£230.63
Annual Net Income	£2,767.50
Net Return	4.65%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£7,492.50**  
Adjusted To

Net Return                      **-12.59%**

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

Annual Net Income      **-£10,417.50**  
Adjusted To

Net Return                      **-17.51%**



# 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 £210,000.



£210,000

## 2 bedroom town house for sale

+ Add to report

Martin Avenue, OADBY, Leicester, Leicestershire, LE2

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Apr 2024 to 16 Dec 2024 (257 days) by Corley Estate Agents, Oadby



£200,000

## 2 bedroom terraced house for sale

+ Add to

New Street, Oadby, Leicestershire, LE2

CURRENTLY ADVERTISED

Marketed from 16 Apr 2024 by ANDERSON BRIGGS, Leicester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 2 bedroom terraced house

Church Street, Oadby

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Aug 2024 to 30 Sep 2024 (31 days) by Oscar James, Kettering

+ Add to report



£1,100 pcm

## 2 bedroom terraced house

Church Street, Oadby, LE2

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 May 2024 to 14 May 2024 (4 days) by BM Estates, Leicester

+ 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**