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LET PROPERTY PACK

INVESTMENT INFORMATION

London Road, Leicester, LE2

214448098

🌐 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...

LETPR®PERTY





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2 bedroomFactor1 bathroomGrounSpacious BathroomLeaseGood ConditionCurre

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Property Key Features

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £950













Bedrooms





Bathroom





Exterior



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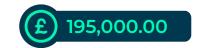






Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£48,750.00
SDLT Charge	£9,750
Legal Fees	£1,000.00
Total Investment	£59,500.00

Projected Investment Return



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

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	<mark>£230.63</mark>
Annual Net Income	£2,767.50
Net Return	<mark>4.65%</mark>



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.

	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 Ag	ents Oadhy
£210,000	Maneted Hollins Apr 2024 to 10 Dec 2024 (257 days) by Colley Estate Ag	ents, Oeuby
	2 bedroom terraced house for sale	+ Add to
	New Street, Oadby, Leicestershire, LE2	
	CURRENTLY ADVERTISED	
£200,000	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.

2 bedroom terraced house

Church Street, Oadby

NO LONGER ADVERTISED

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

LET AGREED

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











£1,100 pcm

£1,100 pcm

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





Standard Tenancy Agreement In Place: **Yes**





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.

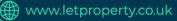


Current term of tenancy: 5 years+

Payment history: On time for length of tenancy







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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.

