

LET PROPERTY PACK

INVESTMENT INFORMATION

Grosvenor Gate, Leicester,
LE5

214909771

 www.letproperty.co.uk





Property Description

Our latest listing is in Grosvenor Gate, Leicester, LE5

Get instant cash flow of **£850** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£866** which would provide the investor a Gross Yield of **7.2%** 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...



Grosvenor Gate, Leicester,
LE5

214909771



Property Key Features

2 Bedrooms

2 Bathrooms

Ensuite

Parking Space Available

Factor Fees: £130.00 pm

Ground Rent: £8.00 pm

Lease Length: 105 years

Current Rent: £850

Market Rent: £866

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £143,750.00 and borrowing of £107,812.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 143,750.00

25% Deposit

£35,937.50

SDLT Charge

£7,188

Legal Fees

£1,000.00

Total Investment

£44,125.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 866



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	£850	£866
Mortgage Payments on £107,812.50 @ 5%	£449.22	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£130.00	
Ground Rent	£8.00	
Letting Fees	£85.00	£86.60
Total Monthly Costs	£557.22	£558.82
Monthly Net Income	£292.78	£307.18
Annual Net Income	£3,513.38	£3,686.18
Net Return	7.96%	8.35%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,954.18**
Adjusted To

Net Return **4.43%**

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

Annual Net Income **£1,625.93**
Adjusted To

Net Return **3.68%**

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 £150,000.



£150,000

2 bedroom flat for sale

+ Add to report

The Old Chapel, Grosvenor Gate, Leicester

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jan 2017 to 19 Jun 2017 (164 days) by haart, Leicester



£150,000

2 bedroom flat for sale

+ Add to report

The Old Chapel, Grosvenor Gate, Leicester

NO LONGER ADVERTISED

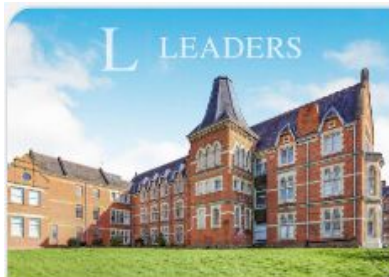
SOLD STC

Marketed from 10 Dec 2016 to 15 Jun 2017 (187 days) by haart, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom flat

Grosvenor Gate, Leicester, LE5

CURRENTLY ADVERTISED

Marketed from 4 Mar 2025 by Leaders Lettings, covering Leicester

+ Add to report



£900 pcm

2 bedroom apartment

The Chapel, Grosvenor Gate, LE5 0TL

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Oct 2018 to 19 Nov 2018 (32 days) by Frank Innes Lettings, 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



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

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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Grosvenor Gate, Leicester, LE5

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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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