

LET PROPERTY PACK

INVESTMENT INFORMATION

East Street, Leeds, LS9 8AE

214265613

 www.letproperty.co.uk





Property Description

Our latest listing is in East Street, Leeds, LS9 8AE

Get instant cash flow of **£1,250** per calendar month with a **9.3%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



East Street, Leeds, LS9
8AE

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms and Lounge

Three Piece Bathroom

Allocated Parking

Modern Kitchen and Bathroom

**Likely to attract enquiries from
Serious Investors & Developers**

Factor Fees: £208.00 PM

Ground Rent: £29.00 PM

Lease Length: 128 years

Current Rent: £1,250

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

Projected Investment Return



The monthly rent of this property is currently set at £1,250 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	£1,250
Mortgage Payments on £120,750.00 @ 5%	£503.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£208.00
Ground Rent	£29.00
Letting Fees	£125.00
Total Monthly Costs	£880.13
Monthly Net Income	£369.88
Annual Net Income	£4,438.50
Net Return	8.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,938.50**
Adjusted To

Net Return **3.88%**

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

Annual Net Income **£2,371.50**
Adjusted To

Net Return **4.74%**

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 £179,950.



£179,950

2 bedroom apartment for sale

+ Add to report

Trinity One, East Street, Leeds, LS9 8AE

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 10 Feb 2025 (153 days) by Smart Investment & Management, Leeds



£165,000

1 bedroom apartment for sale

+ Add to report

East Street, Leeds, LS9

NO LONGER ADVERTISED

Marketed from 22 May 2023 to 8 Feb 2024 (261 days) by Purplebricks, covering Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,512 based on the analysis carried out by our letting team at **Let Property Management**.



£1,512 pcm

2 bedroom flat

+ Add to report

175 Mackenzie House, LS10 1PU

NO LONGER ADVERTISED

Marketed from 9 Oct 2023 to 18 Dec 2023 (70 days) by Spencer Properties, Leeds

Modern interior | Excellent location | Free parking | Furnished | Fully fitted kitchen | Washing



£1,500 pcm

3 bedroom flat

+ Add to report

Regents Quay, Brewery Wharf, Leeds, LS10

CURRENTLY ADVERTISED

Marketed from 22 May 2025 by Linley & Simpson, Leeds

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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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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