

LET PROPERTY PACK

INVESTMENT INFORMATION

Factory Road, Hinckley,
LE10 0DS

216905938

 www.letproperty.co.uk





Property Description

Our latest listing is in Factory Road, Hinckley, LE10 0DS

Get instant cash flow of **£640** per calendar month with a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

3 Bedrooms

1 Bathroom

The attic/loft space is boarded and may be used for storage at the tenant's discretion

Fully double-glazed throughout

Expansive Lounge

Private yard at the rear

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £640

Market Rent: £1,000

Lounge



Kitchen



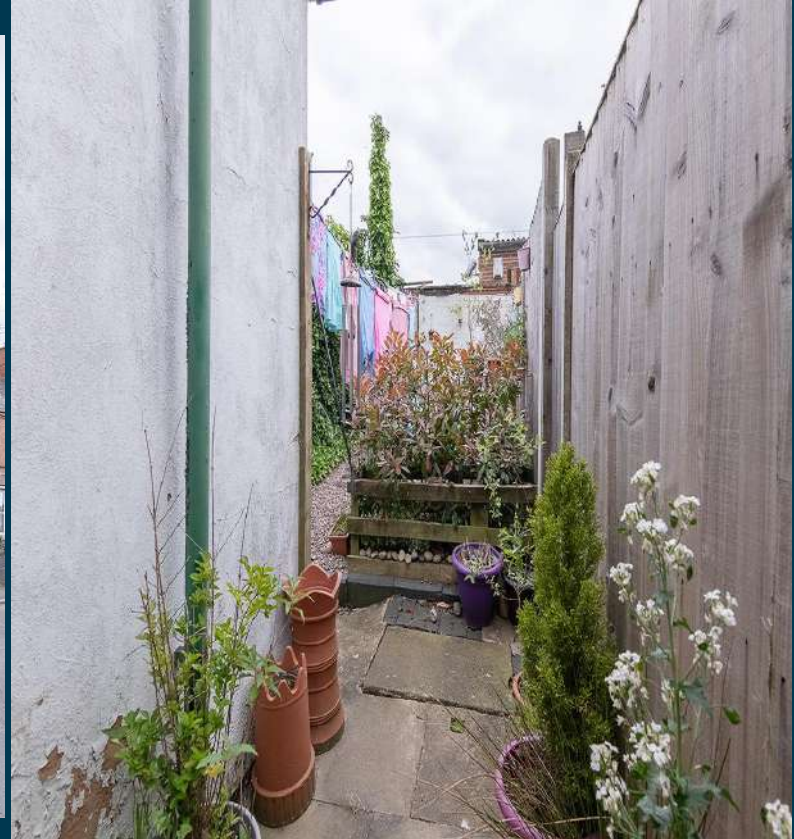
Bedrooms



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 £640 per calendar month but the potential market rent is

£1,000



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	£1,000
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£64.00	£100.00
Total Monthly Costs	£582.13	£618.13
Monthly Net Income	£57.88	£381.88
Annual Net Income	£694.50	£4,582.50
Net Return	1.39%	9.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,582.50**
Adjusted To

Net Return **5.16%**

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

Annual Net Income **£2,167.50**
Adjusted To

Net Return **4.33%**

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 £169,950.



£169,950

3 bedroom terraced house for sale

+ Add to report

Chessher Street, Hinckley

CURRENTLY ADVERTISED

Marketed from 19 Feb 2025 by Carlton Estates, Narborough

Three / Four Bedrooms | Tenants In Situ | No Chain | Popular Location | Close To Amenities | High...



£165,000

3 bedroom terraced house for sale

+ Add to report

Trinity Lane, Hinckley, Leicestershire

NO LONGER ADVERTISED

Marketed from 6 Apr 2023 to 12 Jan 2024 (281 days) by Springbok Properties, Nationwide

Freehold | Council Tax Band A | Three Bedrooms, Character Terraced House | Fully Modernised Throu...

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

3 bedroom terraced house

Leicester Road, Hinckley

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Feb 2025 to 19 Mar 2025 (38 days) by Sheldon Bosley Knight, Nuneaton

Sought after location | Short walk to town centre | Available February | Three reception rooms | ...

+ Add to report



£1,050 pcm

3 bedroom terraced house

Davenport Terrace, HINCKLEY

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Mar 2025 to 18 Apr 2025 (20 days) by Connells Lettings, Hinckley

Traditional mid-terraced property | Scenic views overlooking Queens Park to the front | Zero depo...

+ 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: **16 years**



Standard Tenancy Agreement In Place: **Yes**



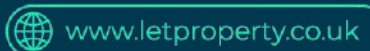
Payment history: **On time for length of tenancy**



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.



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