

LET PROPERTY PACK

INVESTMENT INFORMATION

Atkins Street, Leicester,
LE2

217256299

 www.letproperty.co.uk





Property Description

Our latest listing is in Atkins Street, Leicester, LE2

Get instant cash flow of **£732** per calendar month with a **14.4%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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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LE2

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Property Key Features

Studio Flat

1 Bathroom

Modern Kitchen and Bathroom

Good Condition

Factor Fees: £146.00 PM

Ground Rent: £23.00 PM

Lease Length: 240 years

Current Rent: £732

Lounge



Kitchen



Bedrooms



Exterior





Figures based on assumed purchase price of £61,000.00 and borrowing of £45,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 61,000.00

25% Deposit £15,250.00

SDLT Charge £3,050

Legal Fees £1,000.00

Total Investment £19,300.00

Projected Investment Return



The monthly rent of this property is currently set at £732 per calendar month.



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£732
Mortgage Payments on £45,750.00 @ 5%	£190.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£146.00
Ground Rent	£23.00
Letting Fees	£73.20
Total Monthly Costs	£447.83
Monthly Net Income	£284.18
Annual Net Income	£3,410.10
Net Return	17.67%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,946.10**
Adjusted To

Net Return **10.08%**

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

Annual Net Income **£2,771.10**
Adjusted To

Net Return **14.36%**

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 £85,000.



£85,000

Studio flat for sale

Atkins Street, Leicester, LE2

CURRENTLY ADVERTISED

Marketed from 23 Oct 2024 by Let Property Sales & Management, Glasgow

+ Add to report



£50,000

Studio flat for sale

Atkins Street, Leicester, Leicestershire, LE2

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Mar 2023 to 13 Dec 2023 (278 days) by Whoobid, Dorset

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £780 based on the analysis carried out by our letting team at **Let Property Management**.



£780 pcm

Studio flat

2 Atkins Street, Leicester, LE2

NO LONGER ADVERTISED

Marketed from 15 Mar 2023 to 17 Apr 2023 (33 days) by Belvoir, Leicester

+ Add to report



£595 pcm

Studio flat

Phoenix Yard, Upper Brown Street, Leicester, LE1

NO LONGER ADVERTISED

Marketed from 11 Nov 2022 to 13 Dec 2022 (31 days) by Rentmyhome.co.uk, 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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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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