

LET PROPERTY PACK

INVESTMENT INFORMATION

Clarence House, The
Boulevard, Leeds, LS10

216278939

 www.letproperty.co.uk





Property Description

Our latest listing is in Clarence House, The Boulevard, Leeds, LS10

Get instant cash flow of **£850** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

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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Property Key Features

1 Bedroom

1 Bathroom

Good Condition

Building Amenities

Factor Fees: £195.00 pm

Ground Rent: £20.00 pm

Lease Length: 146 years

Current Rent: £850

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit **£31,250.00**

SDLT Charge **£6,250**

Legal Fees **£1,000.00**

Total Investment £38,500.00

Projected Investment Return



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



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

£ 900

Returns Based on Rental Income	£850	£900
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£195.00	
Ground Rent	£20.00	
Letting Fees	£85.00	£90.00
Total Monthly Costs	£705.63	£710.63
Monthly Net Income	£144.38	£189.38
Annual Net Income	£1,732.50	£2,272.50
Net Return	4.50%	5.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£472.50**
Adjusted To

Net Return **1.23%**

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

Annual Net Income **£637.50**
Adjusted To

Net Return **1.66%**

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

1 bedroom apartment for sale

[+ Add to report](#)

Clarence House, Leeds

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Oct 2022 to 8 Aug 2023 (306 days) by Sellmyhome.co.uk, Leicester



£120,000

1 bedroom apartment for sale

[+ Add to report](#)

The Boulevard, Leeds, LS10

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Feb 2023 to 28 Oct 2023 (249 days) by The Home Movement, National

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

Clarence House, Leeds City Centre

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 May 2024 to 26 Jun 2024 (55 days) by The Estate Agency Leeds, Leeds

+ Add to report



£800 pcm

1 bedroom apartment

Clarence House, The Boulevard, Leeds

NO LONGER ADVERTISED

Marketed from 23 Jun 2023 to 27 Jun 2023 (3 days) by Fowler & Powell, Chapel Allerton

+ 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: **4 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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LS10

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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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