

LET PROPERTY PACK

INVESTMENT INFORMATION

Junior Street, Leicester, LE1
4QF

217595914

 www.letproperty.co.uk





Property Description

Our latest listing is in Junior Street, Leicester, LE1 4QF

Get instant cash flow of **£850** per calendar month with a **7.85%** Gross Yield for investors.

This property has a potential to rent for **£1,028** which would provide the investor a Gross Yield of **9.49%** 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...



Junior Street, Leicester,
LE1 4QF

217595914



Property Key Features

2 Bedrooms

1 Bathroom

Private garage parking

Shared front and rear gardens

Factor Fees: £200 pm

Ground Rent: £20 pm

Lease Length: 980 years

Current Rent: £850

Market Rent: £1,028

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

Projected Investment Return



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

£1,028



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



Returns Based on Rental Income	£850	£1,028
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	£20.00	
Letting Fees	£85.00	£102.80
Total Monthly Costs	£788.75	£806.55
Monthly Net Income	£61.25	£221.45
Annual Net Income	£735.00	£2,657.40
Net Return	1.58%	5.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£601.40**
Adjusted To

Net Return **1.29%**

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

Annual Net Income **£647.40**
Adjusted To

Net Return **1.39%**

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 £160,000.



£160,000

2 bedroom apartment for sale

+ Add to report

The Fabric Building, Leicester

CURRENTLY ADVERTISED

Marketed from 13 Mar 2025 by Andrew Granger, Leicester

No upward sales chain | Secure allocated parking space | Located in the vibrant Cultural Quarter ...



£155,000

2 bedroom flat for sale

+ Add to report

Keats Walk, Leicester

NO LONGER ADVERTISED

Marketed from 5 Jul 2024 to 16 Dec 2024 (163 days) by William H. Brown, Leicester

Flat | First Floor | Two Bedrooms | Fitted Kitchen | Popular Location

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,375 based on the analysis carried out by our letting team at **Let Property Management**.



£1,375 pcm

2 bedroom apartment

The Quad, Highcross Street, Leicester

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Oct 2024 to 11 Nov 2024 (38 days) by Set To Let, Leicester

The Quad Highcross LE1 | Leicester City Centre | 2 Bed 2 Bath | Huge Balcony | Great Views | Full...

+ Add to report



£1,300 pcm

2 bedroom apartment

Causeway Lane, Leicester

NO LONGER ADVERTISED

Marketed from 17 May 2024 to 11 Nov 2024 (177 days) by Fothergill Wyatt, Leicester

Brand New Contemporary Apartments | Offered Fully Furnished with Stylish Furniture Package | On S...

+ 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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