

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bringhurst Road, Leicester,  
LE3

218138010

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bringhurst Road, Leicester, LE3

Get instant cash flow of **£800** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£1,207** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Bringhurst Road,  
Leicester, LE3

218138010



## Property Key Features

**3 Bedrooms**

**2 Bathrooms**

**Family Room and Conservatory**

**Large Garden Spaces**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

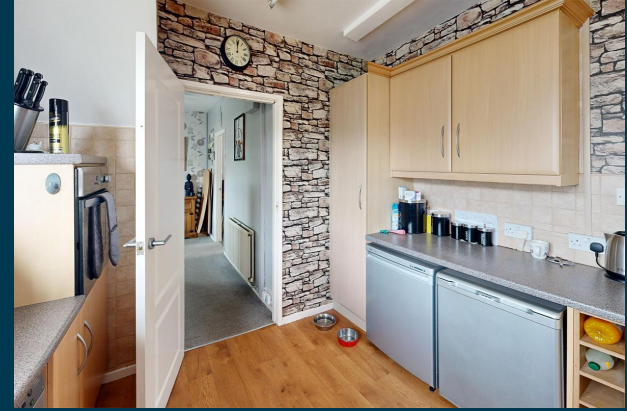
**Current Rent: £800**

**Market Rent: £1,207**

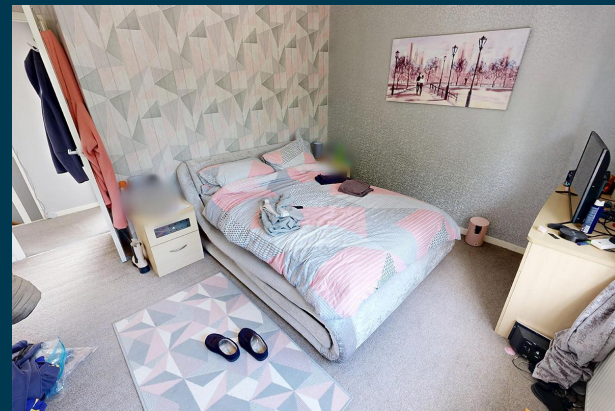
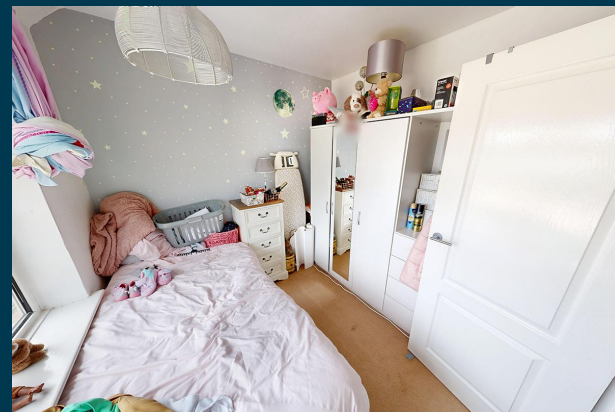
# Lounge



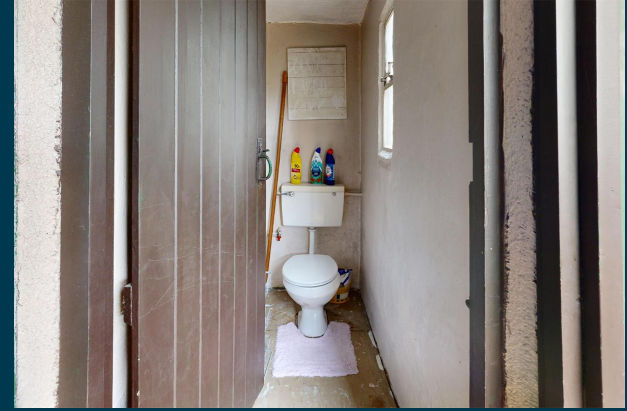
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £205,000.00 and borrowing of £153,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 205,000.00

25% Deposit £51,250.00

SDLT Charge £11,850

Legal Fees £1,000.00

Total Investment £64,100.00

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,207



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



| Returns Based on Rental Income        | £800     | £1,207    |
|---------------------------------------|----------|-----------|
| Mortgage Payments on £153,750.00 @ 5% | £640.63  |           |
| Est. Building Cover (Insurance)       | £15.00   |           |
| Approx. Factor Fees                   | £0.00    |           |
| Ground Rent                           | Freehold |           |
| Letting Fees                          | £80.00   | £120.70   |
| Total Monthly Costs                   | £735.63  | £776.33   |
| Monthly Net Income                    | £64.38   | £430.68   |
| Annual Net Income                     | £772.50  | £5,168.10 |
| Net Return                            | 1.21%    | 8.06%     |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,754.10**  
Adjusted To

Net Return                      **4.30%**

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

Annual Net Income      **£2,093.10**  
Adjusted To

Net Return                      **3.27%**

# 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 £210,000.



£210,000

## 3 bedroom end of terrace house for sale

+ Add to report

Bringhurst Road, Leicester, Leicestershire, LE3

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Oct 2024 to 21 Apr 2025 (188 days) by Spencers Estate Agency, Leicester

No Upward Chain | Potential to Extend (STPP) | Three Bedrooms | Two Reception Rooms | Corner Plot...



£210,000

## 3 bedroom semi-detached house for sale

+ Add to report

Bringhurst Road, Leicester

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Apr 2021 to 20 Oct 2021 (195 days) by Yopa, North West & Midlands

Spacious semi-detached home | Regular and convenient location | Contemporary renovation | Bank

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,350 based on the analysis carried out by our letting team at **Let Property Management**.



£2,350 pcm

## 3 bedroom detached bungalow

Sports Road, Glenfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Sep 2024 to 22 Oct 2024 (24 days) by Tranquility Homes Ltd, Leicester

Brand New Dormer Bungalows | 3 Double Bedrooms | Underfloor Heating (Downstairs, Zonal)) | Grand ...

+ Add to report



£1,850 pcm

## 3 bedroom detached house

Gold Crest Close, Glenfield

CURRENTLY ADVERTISED

Marketed from 30 Jun 2025 by Tranquility Homes Ltd, Leicester

Brand New Detached Homes | 3 Double Bedrooms | Underfloor Heating (Downstairs, Zonal)) | Grand En...

+ 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.



**LETPROPERTY**