

LET PROPERTY PACK

INVESTMENT INFORMATION

Bowman Lane, Hunslet,
Leeds, LS10 1HR

217713718

 www.letproperty.co.uk





Property Description

Our latest listing is in Bowman Lane, Hunslet, Leeds, LS10 1HR

Get instant cash flow of **£850** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,054** which would provide the investor a Gross Yield of **8.2%** 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...



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Property Key Features

1 Bedroom

1 Bathroom

Good Condition

Communal Private Parking

Factor Fees: £208.33 PM

Ground Rent: £22.50 PM

Lease Length: 975 years

Current Rent: £850

Market Rent: £1,054

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000.00

25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

Projected Investment Return



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

£ 1,054



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



Returns Based on Rental Income	£850	£1,054
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£208.33	
Ground Rent	£22.50	
Letting Fees	£85.00	£105.40
Total Monthly Costs	£815.21	£835.61
Monthly Net Income	£34.80	£218.40
Annual Net Income	£417.54	£2,620.74
Net Return	0.87%	5.45%

Return **Stress Test** Analysis Report



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

Annual Net Income **£512.74**
Adjusted To

Net Return **1.07%**

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

Annual Net Income **£565.74**
Adjusted To

Net Return **1.18%**

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

1 bedroom apartment for sale

+ Add to report

Flat 173 Watermans Place, 3 Wharf Approach, Leeds

CURRENTLY ADVERTISED

Marketed from 31 Oct 2024 by EweMove, Covering Yorkshire

Amazing waterside location | Chain free | Balcony | Shared roof terrace | Located in Granary Wharf



£155,500

1 bedroom apartment for sale

+ Add to report

Plot 201 Bath Garden, Leeds

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 May 2025 to 17 Jul 2025 (63 days) by CityRise, Leeds

Great investment opportunity | Brand new development | Strong tenant demand | Proven developer | ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,390 based on the analysis carried out by our letting team at **Let Property Management**.



£1,390 pcm

1 bedroom flat

+ Add to report

New York Square, Leeds, LS2

NO LONGER ADVERTISED

Marketed from 5 Sep 2024 to 7 Sep 2024 (2 days) by Home Made, London

24hr Concierge | Furnished/Unfurnished | Residents Sky Lounge/BBQ Ara | Cinema & Games Room | Par...



£1,355 pcm

1 bedroom apartment

+ Add to report

New York Square, Quarry Hill Leeds LS2

NO LONGER ADVERTISED

Marketed from 29 Oct 2024 to 31 Oct 2024 (2 days) by Hamptons, Hamptons Build to Rent

Prime location: Situated in Leeds City Centre's cultural quarter | No deposit, fees, or hidden co...

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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