

LET PROPERTY PACK

INVESTMENT INFORMATION

Bowman Lane, Leeds, LS10
1HF

219531611

 www.letproperty.co.uk





Property Description

Our latest listing is in Bowman Lane, Leeds, LS10 1HF

Get instant cash flow of **£1,050** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,242** which would provide the investor a Gross Yield of **7.45%** 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...



Bowman Lane, Leeds,
LS10 1HF

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Property Key Features

2 Bedrooms

2 Bathrooms

Communal Private Parking

Balcony

Factor Fees: £250 pm

Ground Rent: £29.26 pm

Lease Length: 978 years

Current Rent: £1,050

Market Rent: £1,242

Lounge



Kitchen



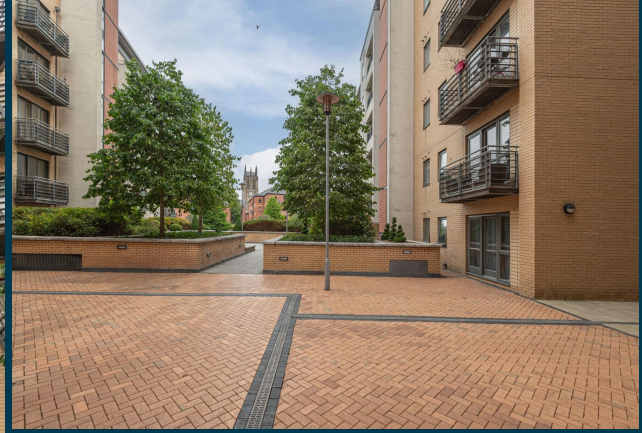
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit	£57,500.00
SDLT Charge	£13,600
Legal Fees	£1,000.00
Total Investment	£72,100.00

Projected Investment Return



The monthly rent of this property is currently set at £1,050 per calendar month but the potential market rent is

£ 1,242



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



Returns Based on Rental Income	£1,050	£1,242
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	£29.26	
Letting Fees	£105.00	£124.20
Total Monthly Costs	£1,118.01	£1,137.21
Monthly Net Income	-£68.01	£104.79
Annual Net Income	-£816.12	£1,257.48
Net Return	-1.13%	1.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,226.52**
Adjusted To

Net Return **-1.70%**

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

Annual Net Income **-£1,841.40**
Adjusted To

Net Return **-2.55%**

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 £235,000.



£235,000

2 bedroom apartment for sale

+ Add to report

Langtons Wharf, Leeds, LS2 7EF

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Aug 2023 to 29 Jul 2024 (361 days) by eXp UK, Yorkshire and The Humber

HN0689 - Excited at the prospect of city living and the opportunity to make this apartment your o...



£234,000

2 bedroom apartment for sale

+ Add to report

The Quays, Leeds City Centre

NO LONGER ADVERTISED

Marketed from 12 Jul 2024 to 23 Dec 2024 (164 days) by The Estate Agency Leeds, Leeds

Highly sought after Quays address | Balcony with City and River Views | Established Concierge | R...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.

 £1,550 pcm	2 bedroom flat Regents Quay, Bowman Lane, Leeds CURRENTLY ADVERTISED Marketed from 17 Jun 2025 by Adair Paxton, Leeds City Centre Two Bed/Two Bath Apartment Two Balconies River Facing Views Popular Location Parking ... + Add to report
 £1,400 pcm	2 bedroom apartment Bowman Lane, Leeds CURRENTLY ADVERTISED Marketed from 11 Apr 2025 by haart, Leeds apartment Leeds City Centre Balcony + 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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