

LET PROPERTY PACK

INVESTMENT INFORMATION

The Boulevard, Leeds, LS10

219527147

 www.letproperty.co.uk





Property Description

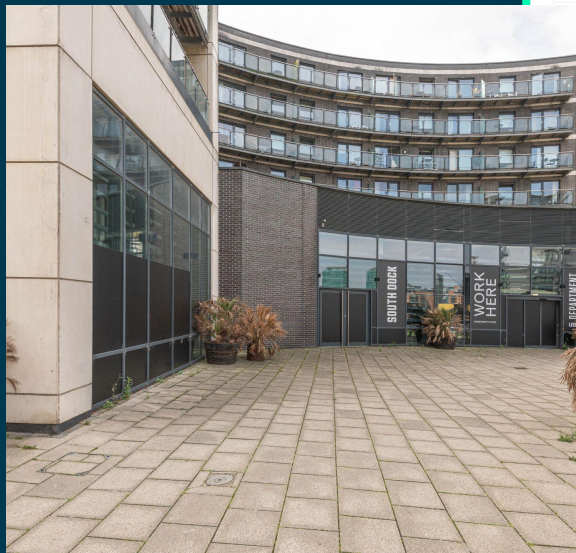
Our latest listing is in The Boulevard, Leeds, LS10

Get instant cash flow of **£895** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,100** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



The Boulevard, Leeds,
LS10

219527147



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: £133 pm

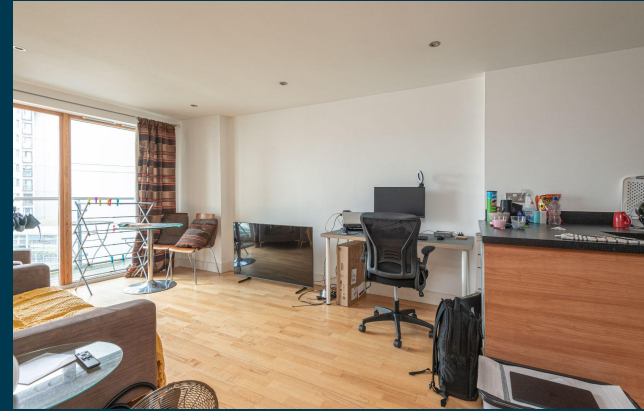
Ground Rent: £17 pm

Lease Length: 127 years

Current Rent: £895

Market Rent: £1,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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



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 £895 per calendar month but the potential market rent is

£ 1,100

Returns Based on Rental Income	£895	£1,100
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£133.00	
Ground Rent	£17.00	
Letting Fees	£89.50	£110.00
Total Monthly Costs	£723.25	£743.75
Monthly Net Income	£171.75	£356.25
Annual Net Income	£2,061.00	£4,275.00
Net Return	4.43%	9.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,075.00**
Adjusted To

Net Return **4.46%**

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

Annual Net Income **£2,229.00**
Adjusted To

Net Return **4.79%**

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 flat for sale

+ Add to

Clarence House, The Boulevard, Leeds, West Yorkshire, LS10

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 May 2023 to 7 Mar 2024 (290 days) by Bridgfords, Leeds



£155,000

1 bedroom flat for sale

+ Add to r

The Boulevard, Leeds, West Yorkshire, UK, LS10

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Aug 2022 to 27 Oct 2022 (63 days) by Linley & Simpson, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

1 bedroom flat

Clarence House, The Boulevard, Leeds, West Yorkshire, LS10

CURRENTLY ADVERTISED

Marketed from 23 Jul 2025 by Smart Properties HD, Huddersfield

+ Add to report



£975 pcm

1 bedroom flat

Clarence House, Leeds Dock

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jul 2024 to 9 Sep 2024 (46 days) by Parklane, Leeds

+ 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: **5 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.



The Boulevard, Leeds, LS10

219527147

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