

LET PROPERTY PACK

INVESTMENT INFORMATION

Gotts Road, Leeds, LS12
TDP

216983691

 www.letproperty.co.uk





Property Description

Our latest listing is in Gotts Road, Leeds, LS12 1DP

This property has a potential to rent for **£912** which would provide the investor a Gross Yield of **8.76%** if the rent was increased to market rate.

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



Gotts Road, Leeds, LS12
1DP

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Property Key Features

1 Bedroom

1 Bathroom

Ideal for First-Time Buyers

Perfect for Working Professionals

Factor Fees: £125 pm

Ground Rent: £16.6 pm

Lease Length: 979 years

Current Rent: £0

Market Rent: £912

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £144,000.00 and borrowing of £108,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 144,000.00

25% Deposit	£36,000.00
SDLT Charge	£7,580
Legal Fees	£1,000.00
Total Investment	£44,580.00

Projected Investment Return



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



Returns Based on Rental Income	£912
Mortgage Payments on £108,000.00 @ 5%	£450.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£125.00
Ground Rent	£16.60
Letting Fees	£91.20
Total Monthly Costs	£697.80
Monthly Net Income	£214.20
Annual Net Income	£2,570.40
Net Return	5.77%

Return **Stress Test** Analysis Report



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

Annual Net Income **£746.40**
Adjusted To

Net Return **1.67%**

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

Annual Net Income **£609.60**
Adjusted To

Net Return **1.37%**

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 £159,950.



£159,950

1 bedroom apartment for sale

+ Add to report

32 The Calls Leeds LS2

NO LONGER ADVERTISED

Marketed from 8 Oct 2024 to 4 Feb 2025 (118 days) by Kingsdene Ltd, Leeds

One Bedroom | One Bathroom | Spacious | Character features | South facing over the river | Centra...



£158,000

1 bedroom apartment for sale

+ Add to report

Springwell Gardens, Whitehall Road, Leeds

CURRENTLY ADVERTISED

Marketed from 22 Jul 2025 by Monroe Estate Agents, Leeds

Available with a tenant in situ | Furnished apartment | Close by to many superb amenities | Kitch...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

+ Add to report

Santorini City Island Parking Included

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Sep 2024 to 28 Oct 2024 (47 days) by Bridgfords Lettings, Leeds

ALLOCATED PARKING | AVAILABLE WITH ZERO DEPOSITS | FURNISHED | WHITEGOODS INCLUDED | CANAL WALK



£925 pcm

1 bedroom apartment

+ Add to report

Santorini, City Island

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Mar 2025 to 23 Apr 2025 (32 days) by Martin & Co, Leeds City

One Large Double Bedroom | Furnished | West Facing Balcony | Second floor apartment | Modern Bat...

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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