

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Clarence House, Leeds  
LS10

219533315

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





## Property Description

Our latest listing is in Clarence House, Leeds LS10

Get instant cash flow of **£925** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** 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...



Clarence House, Leeds  
LS10

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## Property Key Features

1 bedroom

1 bathroom

Spacious Kitchen

Good Condition

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 127 years

Current Rent: £925

Market Rent: £1,000

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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 £925 per calendar month but the potential market rent is

£ 1,000

| Returns Based on Rental Income        | £925      | £1,000    |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £112,500.00 @ 5% | £468.75   |           |
| Est. Building Cover (Insurance)       | £15.00    |           |
| Approx. Factor Fees                   | TBC       |           |
| Ground Rent                           | TBC       |           |
| Letting Fees                          | £92.50    | £100.00   |
| Total Monthly Costs                   | £576.25   | £583.75   |
| Monthly Net Income                    | £348.75   | £416.25   |
| Annual Net Income                     | £4,185.00 | £4,995.00 |
| Net Return                            | 9.00%     | 10.74%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,995.00**  
Adjusted To

Net Return                      **6.44%**

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

Annual Net Income      **£2,745.00**  
Adjusted To

Net Return                      **5.90%**

# 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 report

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



£150,000

## 1 bedroom apartment for sale

+ Add to report

Clarence House, Leeds City Centre

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jul 2023 to 3 Jun 2024 (331 days) by The Estate Agency Leeds, 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: **3 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.



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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**