

LET PROPERTY PACK

INVESTMENT INFORMATION

Clarence House, Leeds LS10

219533315









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



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

219533315

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



25% Deposit **£37,500.00**

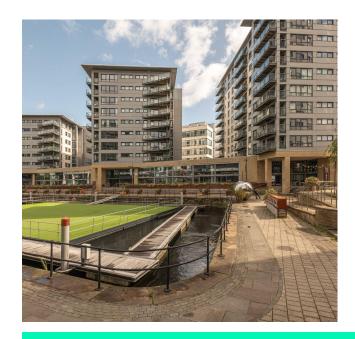
SDLT Charge £8,000

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
(エ)	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	твс	
Ground Rent	ТВС	
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



+ 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 bedroom flat

+ Add to report

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

CURRENTLY ADVERTISED

Marketed from 23 Jul 2025 by Smart Properties HD, Huddersfield

£1,100 pcm



+ Add to report

£975 pcm

- Dodi Goilliac

Clarence House, Leeds Dock

NO LONGER ADVERTISED

LET AGREED

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

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.





Interested in this property investment?

Call us on **0141 478 0985**

Clarence House, Leeds LS10



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.