

LET PROPERTY PACK

INVESTMENT INFORMATION

Midland Road, Luton, LU2

219580936

 www.letproperty.co.uk





Property Description

Our latest listing is in Midland Road, Luton, LU2

Get instant cash flow of **£1,200** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,410** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 Bedrooms

2 Bathrooms

Fully-Equipped Kitchen

Open-Plan Lounge and Dining

Factor Fees: £350.00 PM

Ground Rent: TBC

Lease Length: 110 years

Current Rent: £1,200

Market Rent: £1,410

Lounge



Kitchen



Bedrooms



Bathroom







Figures based on assumed purchase price of £194,000.00 and borrowing of £145,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 194,000.00

25% Deposit	£48,500.00
SDLT Charge	£11,080
Legal Fees	£1,000.00
Total Investment	£60,580.00

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 £1,200 per calendar month but the potential market rent is



£ 1,410

Returns Based on Rental Income	£1,200	£1,410
Mortgage Payments on £145,500.00 @ 5%	£606.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£350.00	
Ground Rent	TBC	
Letting Fees	£120.00	£141.00
Total Monthly Costs	£1,091.25	£1,112.25
Monthly Net Income	£108.75	£297.75
Annual Net Income	£1,305.00	£3,573.00
Net Return	2.15%	5.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£753.00**
Adjusted To

Net Return **1.24%**

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

Annual Net Income **£663.00**
Adjusted To

Net Return **1.09%**

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 £260,000.



£260,000

2 bedroom apartment for sale

+ Add to report

Newsboy House, 106 Old Bedford Road, Luton, Bedfordshire, LU2 7FZ

CURRENTLY ADVERTISED

Marketed from 20 Mar 2025 by Penrose Estate Agents, Luton



£255,000

2 bedroom flat for sale

+ Add to report

Old Bedford Road, Luton

NO LONGER ADVERTISED

Marketed from 4 Jan 2022 to 12 Nov 2024 (1042 days) by Esquire Estates, Luton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,550 based on the analysis carried out by our letting team at **Let Property Management**.



£2,550 pcm

2 bedroom penthouse

Midland Apartments, Luton, LU2

NO LONGER ADVERTISED

Marketed from 7 May 2024 to 9 Aug 2024 (93 days) by OpenRent, London

+ Add to report



£1,750 pcm

2 bedroom penthouse

Cresta House, Luton, LU1

NO LONGER ADVERTISED

Marketed from 19 Aug 2025 to 21 Aug 2025 (2 days) by OpenRent, London

+ 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.



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