

LET PROPERTY PACK

INVESTMENT INFORMATION

Durham Road,
Loughborough, LE11 5UA

220804042

 www.letproperty.co.uk





Property Description

Our latest listing is in Durham Road, Loughborough, LE11 5UA

Get instant cash flow of **£595** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.57%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Durham Road,
Loughborough, LE11 5UA

220804042



Property Key Features

1 Bedroom

1 Bathroom

Well-kept Flat

Communal Private Parking

Factor Fees: £72 pm

Ground Rent: £9.96 pm

Lease Length: 91 years

Current Rent: £595

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit **£30,250.00**

SDLT Charge **£6,050**

Legal Fees **£1,000.00**

Total Investment £37,300.00

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 750

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



Returns Based on Rental Income	£595	£750
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£72.00	
Ground Rent	£9.96	
Letting Fees	£59.50	£75.00
Total Monthly Costs	£534.59	£550.09
Monthly Net Income	£60.42	£199.92
Annual Net Income	£724.98	£2,398.98
Net Return	1.94%	6.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£898.98**
Adjusted To

Net Return **2.41%**

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

Annual Net Income **£703.50**
Adjusted To

Net Return **1.89%**

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 £130,000.



£130,000

1 bedroom flat for sale

+ Add to report

74 Barkby Lane, Syston, LE7

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jul 2023 to 13 Mar 2025 (594 days) by Newton Fallowell, Syston

One Double Bedroom | Second Floor Apartment | Characterful Building | Electric Heating | Allocate...



£129,950

1 bedroom flat for sale

+ Add to report

Shaw Road, Chilwell, Beeston, Nottingham, NG9

NO LONGER ADVERTISED

Marketed from 25 Mar 2025 to 25 Jul 2025 (121 days) by Bairstow Eves, Beeston

PERFECT FIRST TIME BUY OR BUY TO LET! **Key Features:** - One Double Bedroom - One Bathroom - All...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

1 bedroom apartment

Quorn Court, 75 High Street, Quorn

NO LONGER ADVERTISED

Marketed from 29 Jan 2025 to 4 Feb 2025 (6 days) by Hall and Home, Leicester

A TOP FLOOR, STYLISH, ONE BEDROOM, UNFURNISHED APARTMENT, tastefully carried out in a beautiful p...

+ Add to report



£825 pcm

1 bedroom flat

Brennan Place, Regent Street, Long Eaton, NG10 1JX

CURRENTLY ADVERTISED

Marketed from 29 Aug 2025 by Robert Ellis Lettings & Management, Long Eaton

Long Eaton | Flat | Furnished Property | Sorry, No Children | No Garden | 1 Bedroom | 1 Reception...

+ 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.



 www.letproperty.co.uk

Durham Road, Loughborough, LE11 5UA

220804042

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