

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mantle Road, Leicester, LE3

221404073

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





## Property Description

Our latest listing is in Mantle Road, Leicester, LE3

This property has a potential to rent for **£1,050** which would provide the investor a Gross Yield of **7.0%** 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...**



Mantle Road, Leicester,  
LE3

221404073



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Good Condition**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £1,050**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £180,000.00 and borrowing of £135,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 180,000.00

25% Deposit	£45,000.00
SDLT Charge	£10,100
Legal Fees	£1,000.00
Total Investment	£56,100.00

# Projected Investment Return



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



Returns Based on Rental Income	£1,050
Mortgage Payments on £135,000.00 @ 5%	£562.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£105.00
Total Monthly Costs	£682.50
Monthly Net Income	£367.50
Annual Net Income	£4,410.00
Net Return	7.86%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,310.00**  
Adjusted To

Net Return                      **4.12%**

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

Annual Net Income      **£1,710.00**  
Adjusted To

Net Return                      **3.05%**



# 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 £174,000.



£174,950

## 2 bedroom terraced house for sale

Mantle Road, Off Tudor Road, Leicester, LE3 5HG

NO LONGER ADVERTISED

Marketed from 15 Apr 2022 to 20 Apr 2022 (5 days) by Leicester Premier Estate Agents, Leicester

+ Add to report



£161,000

## 2 bedroom terraced house for sale

Mantle Road, Leicester, LE3

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 14 Feb 2025 (189 days) by Let Property Sales & Management, Glasgow

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 3 bedroom terraced house

Bassett Street, Leicester, Leicestershire, LE3

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2025 to 4 Sep 2025 (48 days) by Moore & York, Covering Leicestershire

+ Add to report



£850 pcm

## 3 bedroom terraced house

Mantle Road, Leicester

NO LONGER ADVERTISED

Marketed from 1 Sep 2022 to 3 Oct 2022 (31 days) by Sky Blue Homes, Leicester

+ Add to report

# Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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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