

LET PROPERTY PACK

INVESTMENT INFORMATION

Wimbledon St, Leicester
LE1

220284050

 www.letproperty.co.uk





Property Description

Our latest listing is in Wimbledon St, Leicester LE1

Get instant cash flow of **£1,800** per calendar month with a **9.9%** Gross Yield for investors.

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...



Wimbledon St, Leicester
LE1

220284050



Property Key Features

3 Bedrooms

3 Bathrooms

Ensuite Bathrooms

Spacious Bedrooms

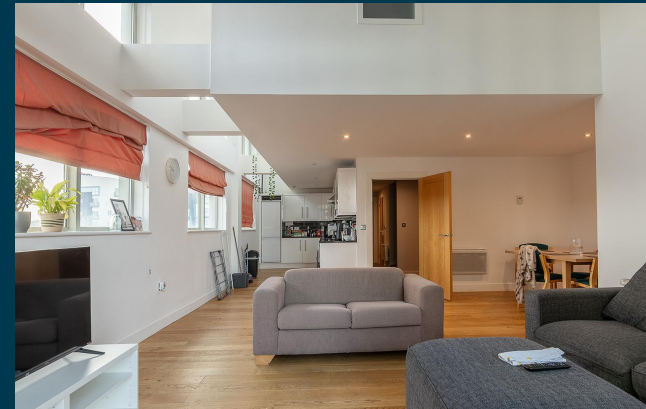
Factor Fees: £419.00 PM

Ground Rent: £12.50 PM

Lease Length: 105 years

Current Rent: £1,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit £54,750.00

SDLT Charge £12,830

Legal Fees £1,000.00

Total Investment £68,580.00

Projected Investment Return



The monthly rent of this property is currently set at £1,800 per calendar month.



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



Returns Based on Rental Income	£1,800
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£419.00
Ground Rent	£12.50
Letting Fees	£180.00
Total Monthly Costs	£1,310.88
Monthly Net Income	£489.13
Annual Net Income	£5,869.50
Net Return	8.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,269.50**
Adjusted To

Net Return **3.31%**

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

Annual Net Income **£2,734.50**
Adjusted To

Net Return **3.99%**

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 £250,000.



£250,000

3 bedroom apartment for sale

Morledge Street, Leicester

CURRENTLY ADVERTISED

Marketed from 23 Sep 2025 by William H. Brown, Leicester



£200,000

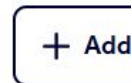
3 bedroom apartment for sale

Phoenix Square, 9 Burton Street, Leicester

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jul 2024 to 28 Feb 2025 (224 days) by Readings Property Group, Leicester



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,050 based on the analysis carried out by our letting team at **Let Property Management**.



£2,050 pcm

3 bedroom apartment



Western Boulevard, Leicester, LE2 7HN

CURRENTLY ADVERTISED

Marketed from 16 Oct 2025 by Danvers Estate Agents, Leicester



£1,989 pcm

3 bedroom apartment



Western Boulevard, Leicester, LE2 7HN

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Oct 2024 to 26 Mar 2025 (154 days) by Danvers Estate Agents, Leicester

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: **Yes**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
within the last 2 years**



Payment history: **On time for length of tenancy**

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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220284050

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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