

LET PROPERTY PACK

INVESTMENT INFORMATION

Holly Street, Luton, LU1

222052559











Property Description

Our latest listing is in Holly Street, Luton, LU1

Get instant cash flow of £1,250 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £1,400 which would provide the investor a Gross Yield of 12.0% 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...







Holly Street, Luton, LU1



Property Key Features

2 bedroom

2 bathroom

Spacious Room

Ensuite

Factor Fees: £225 pm

Ground Rent: £33 pm

Lease Length: 125 years

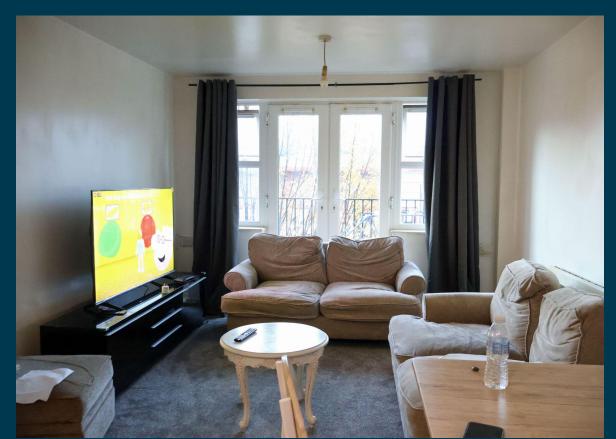
Current Rent: £1,250

Market Rent: £1,400

222052559

Lounge









Kitchen









Bedrooms









Bathroom









Exterior







Initial Outlay





Figures based on assumed purchase price of £224,000.00 and borrowing of £168,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£56,000.00**

SDLT Charge £13,180

Legal Fees £1,000.00

Total Investment £70,180.00

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 £1,250 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,250	£1,400
Mortgage Payments on £168,000.00 @ 5%	£700.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£225.00	
Ground Rent	£33.00	
Letting Fees	£125.00	£140.00
Total Monthly Costs	£1,098.00	£1,113.00
Monthly Net Income	£152.00	£287.00
Annual Net Income	£1,824.00	£3,444.00
Net Return	2.60%	<mark>4.91</mark> %

Return Stress Test Analysis Report





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

Annual Net Income

£644.00

Adjusted To

Net Return

0.92%

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

Annual Net Income

£480.00

Adjusted To

Net Return

0.68%

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 £210,000.



£210,000

2 bedroom flat for sale

+ Add to report

GREAT INVESTMENT on Holly Street, Luton

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 19 Sep 2020 to 15 Nov 2023 (1151 days) by Esquire Estates, Luton



£205,000

2 bedroom flat for sale

+ Add to report

Holly Street, Luton

NO LONGER ADVERTISED

Marketed from 21 Sep 2020 to 21 Sep 2020 by Benjamin Stevens (Hub), Luton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at Let Property Management.



£1,400 pcm

2 bedroom flat

+ Add to report

The Academy, Luton LU1 3DD

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jul 2025 to 1 Aug 2025 (18 days) by Taylors Lettings, Luton



£1,400 pcm

2 bedroom flat

+ Add to report

The Academy Holly Street, Luton

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Apr 2025 to 21 Apr 2025 (19 days) by VA Property Sales & Lettings, Luton

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



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



Holly Street, Luton, LU1



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.