

LET PROPERTY PACK

INVESTMENT INFORMATION

Holly Street, Luton, LU1

222052559

 www.letproperty.co.uk





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

222052559



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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 224,000.00

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

£ 1,400

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%	4.91%

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

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

+ Add to report



£205,000

2 bedroom flat for sale

Holly Street, Luton

NO LONGER ADVERTISED

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

+ Add to report

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

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

+ Add to report



£1,400 pcm

2 bedroom flat

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

+ 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: **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 in 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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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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