

LET PROPERTY PACK

INVESTMENT INFORMATION

Stanley Street, Leicester,
LE9 8EB

222248631

 www.letproperty.co.uk





Property Description

Our latest listing is in Stanley Street, Leicester, LE9 8EB

Get instant cash flow of **£2,800** per calendar month with a **9.7%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

6 bedroom

2 bathroom

Spacious Rooms

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit £86,250.00

SDLT Charge £24,500

Legal Fees £1,000.00

Total Investment £111,750.00

Projected Investment Return



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



Returns Based on Rental Income	£2,800.00
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£280.00
Total Monthly Costs	£1,373.13
Monthly Net Income	£1,426.88
Annual Net Income	£17,122.50
Net Return	15.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,522.50**
Adjusted To

Net Return **10.31%**

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

Annual Net Income **£11,947.50**
Adjusted To

Net Return **10.69%**

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 £330,000.



£330,000

5 bedroom detached house for sale

+ Add to report

The Drive, Barwell, Leicester

NO LONGER ADVERTISED

Marketed from 10 May 2023 to 15 Aug 2023 (96 days) by Profiles Estate Agents, Hinckley



£325,000

5 bedroom semi-detached house for sale

+ Add to report

Stoke Road, Hinckley

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2024 to 30 Sep 2025 (417 days) by Castle Estates 1982, Hinckley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,900 based on the analysis carried out by our letting team at **Let Property Management**.



£2,900 pcm

6 bedroom house

Thurlaston Lane, Earl Shilton, LEICESTER

NO LONGER ADVERTISED

Marketed from 24 Mar 2025 to 30 Apr 2025 (36 days) by Connells Lettings, Hinckley

+ Add to report



£2,750 pcm

5 bedroom detached house

Station Road, Elmeſthorpe, Leicester, Leicestershire, LE9

NO LONGER ADVERTISED

Marketed from 11 Aug 2023 to 27 Jun 2024 (320 days) by Your Move, Hinckley

+ 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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