

LET PROPERTY PACK

INVESTMENT INFORMATION

Stanley Street, Leicester, LE9 8EB

222248631











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...







Stanley Street, Leicester, LE9 8EB



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

22224863

Lounge





Kitchen









Bedrooms



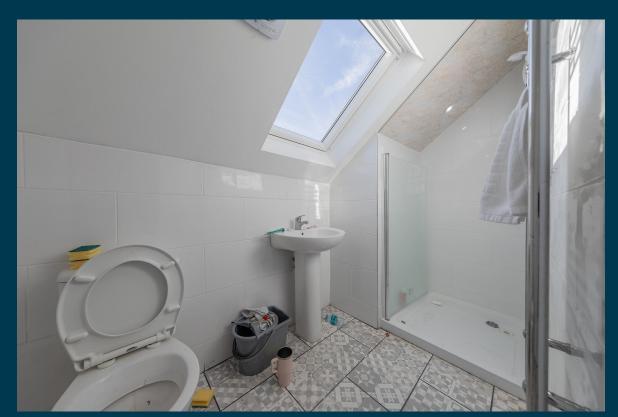






Bathroom









Exterior









Initial Outlay





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



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.



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

£330,000

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

£325,000

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.



6 bedroom house

+ Add to report

Thurlaston Lane, Earl Shilton, LEICESTER

NO LONGER ADVERTISED

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

£2,900 pcm

5 bedroom detached house

+ Add to report

 ${\it Station Road, Elmesthorpe, Leicester, Leicestershire, LE9}$

(NO LONGER ADVERTISED)

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



£2,750 pcm

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**



Stanley Street, Leicester, LE9 8EB



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.