

LET PROPERTY PACK

INVESTMENT INFORMATION

Tewkesbury Street,
Leicester, LE3 5HR

222767452

 www.letproperty.co.uk





Property Description

Our latest listing is in Tewkesbury Street, Leicester, LE3 5HR

Get instant cash flow of **£825** per calendar month with a **6.19%** Gross Yield for investors.

This property has a potential to rent for **£1,047** which would provide the investor a Gross Yield of **7.85%** if the rent was increased to market rate.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Tewkesbury Street,
Leicester, LE3 5HR

222767452



Property Key Features

4 Bedrooms

2 Bathrooms

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £825

Market Rent: £1,047

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£10,380
Legal Fees	£1,000.00
Total Investment	£57,380.00

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 1,047



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



Returns Based on Rental Income	£825	£1,047
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£82.50	£104.70
Total Monthly Costs	£672.50	£694.70
Monthly Net Income	£152.50	£352.30
Annual Net Income	£1,830.00	£4,227.60
Net Return	3.19%	7.37%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,133.60**
Adjusted To

Net Return **3.72%**

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

Annual Net Income **£1,467.60**
Adjusted To

Net Return **2.56%**

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

4 bedroom end of terrace house for sale

+ Add to report

Bretts Hall Estate, Nuneaton, Warwickshire, CV10

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jun 2025 to 29 Sep 2025 (102 days) by Your Move, Nuneaton

Four Bedroom End Terraced House | Lounge | Kitchen/Dining Room | First Floor Bathroom | Main Bedr...



£200,000

4 bedroom end of terrace house for sale

+ Add to report

Hastings Road, Swadlincote, Derbyshire, DE11

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Aug 2025 by Frank Innes, Burton-Upon-Trent

A fantastic opportunity to acquire this well-presented three-storey, four-bedroom end-of-terrace ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

4 bedroom end of terrace house

Church Street, Castle Gresley, DE11 9NP

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Apr 2025 to 28 May 2025 (40 days) by Frank Innes Lettings, Ashby de la Zouch

4 Bedroom Family Home | End Terrace Property | Unfurnished | Family Bathroom and En-Suite | Open ...

+ Add to report



£1,125 pcm

4 bedroom end of terrace house

Manor School View, Overseal, SWADLINCOTE

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Nov 2024 to 6 Dec 2024 (15 days) by Burchell Edwards Lettings, Tamworth

FOUR BEDROOMS | GARAGE | OFF ROAD PARKING | CUL-DE-SAC LOCATION | UNFURNISHED | INTEGRATED WHITE ...

+ 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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