

LET PROPERTY PACK

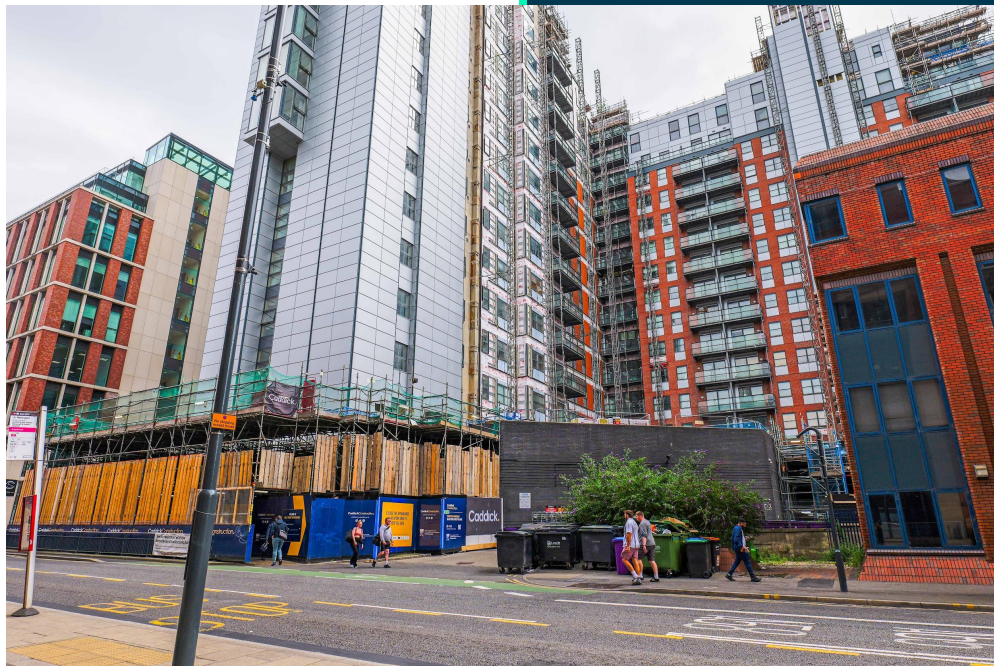
INVESTMENT INFORMATION

Wellington Street, Leeds,
LS1

217771162

 www.letproperty.co.uk





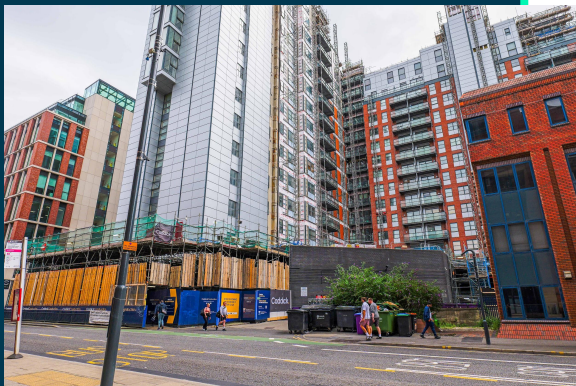
Property Description

Our latest listing is in Wellington Street, Leeds, LS1

Get instant cash flow of **£1,275** per calendar month with a **7.3%** Gross Yield for investors.

With a tenant 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...



Wellington Street, Leeds,
LS1

217771162



Property Key Features

2 Bedrooms

2 Bathrooms

Good Condition

Private Underground Parking

Factor Fees: £333.00 PM

Ground Rent: £29.17 PM

Lease Length: 970 years

Current Rent: £1,275

Lounge



Kitchen



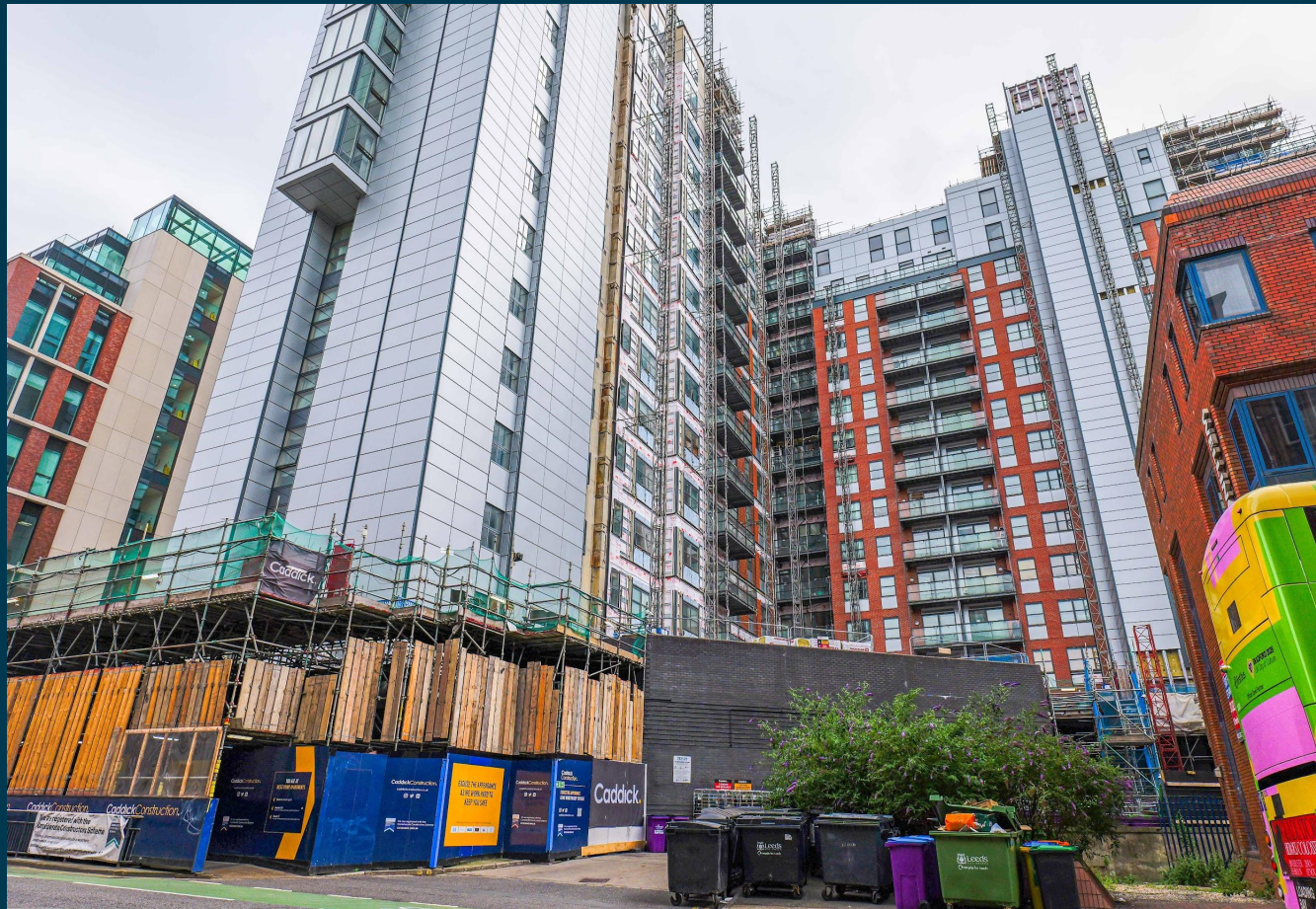
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 210,000.00

25% Deposit	£52,500.00
SDLT Charge	£12,200
Legal Fees	£1,000.00
Total Investment	£65,700.00

Projected Investment Return



The monthly rent of this property is currently set at £1,275 per calendar month.

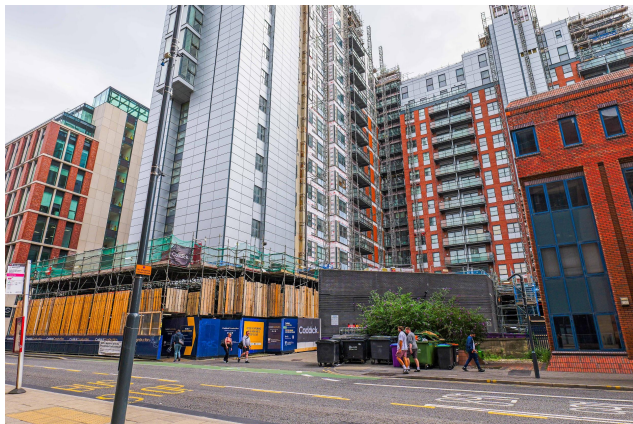


Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,275
Mortgage Payments on £157,500.00 @ 5%	£656.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£333.00
Ground Rent	£29.17
Letting Fees	£127.50
Total Monthly Costs	£1,160.92
Monthly Net Income	£114.08
Annual Net Income	£1,368.96
Net Return	2.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£1,181.04**
Adjusted To

Net Return **-1.80%**

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

Annual Net Income **-£1,431.00**
Adjusted To

Net Return **-2.18%**

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 £236,000.



£236,000

2 bedroom apartment for sale

+ Add to report

Plot 305 Bath Garden, Leeds

NO LONGER ADVERTISED

Marketed from 22 May 2023 to 4 Sep 2024 (471 days) by CityRise, Leeds

Great investment opportunity | Brand new development | Strong tenant demand | Proven developer | ...



£235,000

2 bedroom apartment for sale

+ Add to report

Santorini, City Island

NO LONGER ADVERTISED

Marketed from 2 Apr 2025 to 12 Jun 2025 (71 days) by The Estate Agency Leeds, Leeds

Modern & spacious | 2 double bedrooms | 2 bathrooms | 2 balconies | Secure allocated parking spac...

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 apartment

+ Add to report

West Point, Wellington Street, Leeds

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Sep 2024 to 30 Sep 2024 (19 days) by Ascend, Leeds

Available 4th October 2024 | Allocated Secure Parking Space | 2 Double Bedrooms | Holding Deposit...



£1,350 pcm

2 bedroom apartment

+ Add to report

Whitehall Quay, Whitehall Road, Leeds LS1 4BW

NO LONGER ADVERTISED

Marketed from 5 Mar 2025 to 5 Mar 2025 by Sanderson Weatherall, Leeds

Larger Than Average Two Bedroom Apartment | AVAILABLE WITH ZERO DEPOSIT OPTION | Two Bathrooms | ...

Current Tenant Profile



As this property is currently tenanted, 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: **2 YEARS**



Standard Tenancy Agreement In Place: **YES**



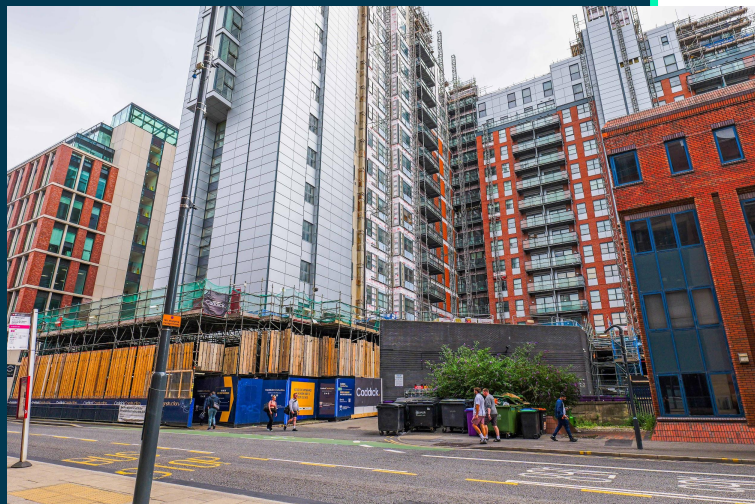
Payment history: **On time for length of tenancy**



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.



www.letproperty.co.uk

Wellington Street, Leeds, LS1

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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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