

LET PROPERTY PACK

INVESTMENT INFORMATION

Atkins Street, Leicester,
LE2

220432483

 www.letproperty.co.uk





Property Description

Our latest listing is in Atkins Street, Leicester, LE2

Get instant cash flow of **£876.50** per calendar month with a **18.5%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Atkins Street, Leicester,
LE2

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Property Key Features

Studio Flat

1 Bathroom

Fitted Kitchen

Spacious Living Space

Factor Fees: £166.67 pm

Ground Rent: £31.92 pm

Lease Length: 239 years

Current Rent: £876.50

Lounge



Kitchen



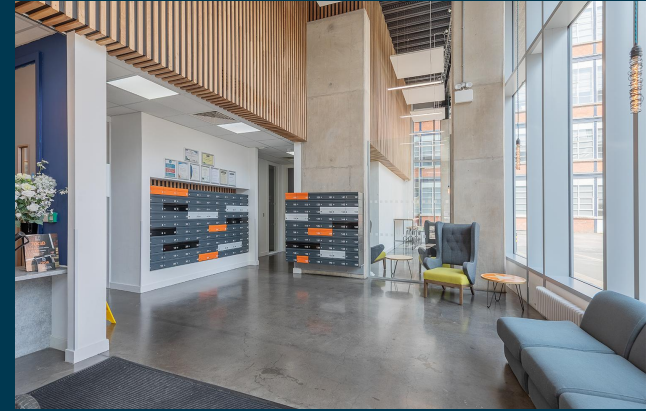
Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 57,000.

ASSUMED PURCHASE PRICE

£ 57,000

SDLT Charge

£2,850

Legal Fees

£1,000

Total Investment

£60,850

Projected Investment Return



The monthly rent of this property is currently set at £876.50 per calendar month.



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



Returns Based on Rental Income	£876.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£166.67
Ground Rent	£31.92
Letting Fees	£87.65
Total Monthly Costs	£301.24
Monthly Net Income	£575.26
Annual Net Income	£6,903.12
Net Return	11.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,150**
Adjusted To

Net Return **8.46%**

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,720.00**
Adjusted To

Net Return **16.46%**

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

Annual Net Income **£4,140.00**
Adjusted To

Net Return **18.32%**

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 £82,500.



£82,500

Studio flat for sale

Atkins Street, Leicester, Leicestershire, LE2

NO LONGER ADVERTISED

Marketed from 21 Mar 2023 to 22 Nov 2023 (245 days) by Pure, Manchester

+ Add to report



£80,000

Studio flat for sale

Atkins Street, Leicester, Leicestershire, LE2

CURRENTLY ADVERTISED

Marketed from 31 May 2025 by Global32 UK Estate Agent, Hampton Wick

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £910 based on the analysis carried out by our letting team at **Let Property Management**.



£910 pcm

Studio flat

LEICESTER | STUDENT | SEPTEMBER

NO LONGER ADVERTISED

Marketed from 9 May 2026 to 5 Jun 2026 (27 days) by Skylets, Newcastle upon Tyne

+ Add to report



£900 pcm

Studio flat

Newarke Street, City Centre, LE1

NO LONGER ADVERTISED

Marketed from 18 Aug 2025 to 21 Aug 2025 (3 days) by First 4 Lettings, Leicester

+ 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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Atkins Street, Leicester, LE2

PROPERTY ID: 220432483

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.



LETPROPERTY