LET PROPERTY PACK

INVESTMENT INFORMATION

Ratcliffe Road,
Loughborough LE11

230338265

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Ratcliffe Road, Loughborough LE11

Get instant cash flow of **£900** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£959** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £900

Market Rent: £959

Lounge







Kitchen







Bedrooms





Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £158,000.00 and borrowing of £118,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 158,000.00

25% Deposit	**£39,500.00**
SDLT Charge	**£8,560**
Legal Fees	**£1,000.00**
Total Investment	**£49,060.00**

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 959

Returns Based on Rental Income	£900	£959
Mortgage Payments on £118,500.00 @ 5%	£493.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£90.00	£95.90
Total Monthly Costs	£598.75	£604.65
Monthly Net Income	£301.25	£354.35
Annual Net Income	£3,615.00	£4,252.20
Net Return	7.37%	8.67%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£2,334.20**
Net Return	**4.76%**

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

Annual Net Income Adjusted To	**£1,882.20**
Net Return	**3.84%**

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 £289,950.



2 bedroom apartment for sale

+ Add to r

The Wharf, Loughborough

NO LONGER ADVERTISED SOLD STC

Marketed from 13 Jan 2026 to 2 Oct 2026 (261 days) by Smiths Property Experts, Loughborough

£289,950



2 bedroom flat for sale

The Gate, Loughborough

CURRENTLY ADVERTISED SOLD STC

Marketed from 19 Mar 2026 by Smiths Property Experts, Loughborough

£270,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,700 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom apartment

The Gate, Waterside Village, Loughborough, LE11

NO LONGER ADVERTISED LET AGREED

Marketed from 8 Jul 2026 to 2 Oct 2026 (85 days) by Huntleys, Loughborough

£1,700 pcm



2 bedroom apartment

The Mill, Loughborough, LE11

NO LONGER ADVERTISED LET AGREED

Marketed from 15 Jun 2026 to 18 Aug 2026 (63 days) by Huntleys, Loughborough

£1,495 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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **moved 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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