

LET PROPERTY PACK

INVESTMENT INFORMATION

Echo Central, Cross Green
Lane, Leeds, LS9

227473071

 www.letproperty.co.uk





Property Description

Our latest listing is in Echo Central, Cross Green Lane, Leeds, LS9

Get instant cash flow of **£1,100** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

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...



Echo Central, Cross Green
Lane, Leeds, LS9

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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £208.33 PM

Ground Rent: £17.00 PM

Lease Length: 138 Years

Current Rent: £1,100

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 150,000

SDLT Charge £8,000

Legal Fees £1,000

Total Investment £159,000

Projected Investment Return



The monthly rent of this property is currently set at £1,100 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£1,100	£1,150
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£208.33	
Ground Rent	£17.00	
Letting Fees	£110.00	£115.00
Total Monthly Costs	£350.33	£355.33
Monthly Net Income	£749.67	£794.67
Annual Net Income	£8,996.04	£9,536.04
Net Return	5.66%	6.00%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,236**
Adjusted To

Net Return **4.55%**



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

2 bedroom apartment for sale

Public Haus, Ellerby Road

CURRENTLY ADVERTISED

Marketed from 25 Mar 2026 by Martin & Co, Leeds City

+ Add to report



£185,000

2 bedroom apartment for sale

Saxton The Avenue Leeds LS9

CURRENTLY ADVERTISED

Marketed from 2 Jun 2026 by Kingsdene Ltd, Leeds

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

2 bedroom apartment

District Lofts, Climate Innovation District

NO LONGER ADVERTISED

Marketed from 3 Jun 2026 to 19 Jun 2026 (16 days) by Vision Properties, Leeds

+ Add to report



£1,400 pcm

2 bedroom apartment

Aire Lofts, Climate Innovation District

NO LONGER ADVERTISED

Marketed from 14 May 2026 to 27 May 2026 (12 days) by Vision Properties, Leeds

+ 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.



Echo Central, Cross Green Lane, Leeds, LS9

PROPERTY ID: 12345678



www.letproperty.co.uk

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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