LET PROPERTY PACK

INVESTMENT INFORMATION

Nutfield Road, Leicester,
LE3

229627922

www.letproperty.co.uk





Property Description

Our latest listing is in Nutfield Road, Leicester, LE3

Get instant cash flow of **£850** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,055** which would provide the investor a Gross Yield of **7.5%** 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...



Nutfield Road, Leicester, LE3

229627922

Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £850

Market Rent: £1,055

Lounge







Kitchen







Bedrooms







Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £169,000.00 and borrowing of £126,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 169,000.00

25% Deposit	**£42,250.00**
SDLT Charge	**£9,330**
Legal Fees	**£1,000.00**
Total Investment	**£52,580.00**

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is £ 1,055

Returns Based on Rental Income	£850	£1,055
Mortgage Payments on £126,750.00 @ 5%	£528.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£85.00	£105.50
Total Monthly Costs	£628.13	£648.63
Monthly Net Income	£221.88	£406.38
Annual Net Income	£2,662.50	£4,876.50
Net Return	5.06%	9.27%

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	**£2,766.50**
Net Return	**5.26%**

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

Annual Net Income Adjusted To	**£2,341.50**
Net Return	**4.45%**

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 £190,000.



£190,000

2 bedroom terraced house for sale

+ Add to report

Nutfield Road, Leicester

NO LONGER ADVERTISED

Marketed from 15 Oct 2025 to 4 Feb 2026 (111 days) by Connells, Leicester



£180,000

2 bedroom terraced house for sale

+ Add to report

Danvers Road, Leicester, LE3

NO LONGER ADVERTISED SOLD STC

Marketed from 25 Oct 2023 to 3 Sep 2024 (314 days) by Moore & York, Covering Leicestershire

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,275 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,275 pcm

3 bedroom semi-detached house

+ Add to report

Astley Close, Leicester, LE3

NO LONGER ADVERTISED

Marketed from 23 Feb 2026 to 23 May 2026 (88 days) by Emoov, Chelmsford



£1,175 pcm

3 bedroom maisonette

+ Add to report

Ashleigh Gardens, Leicester, LE3

NO LONGER ADVERTISED

Marketed from 8 Jan 2024 to 10 Jan 2024 (1 days) by OpenRent, London

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: **6 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.



www.letproperty.co.uk

Nutfield Road, Leicester, LE3

229627922

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