

LET PROPERTY PACK

INVESTMENT INFORMATION

Flat 22 Highfield Street,
Leicester, LE2

227841803

 www.letproperty.co.uk





Property Description

Our latest listing is in Flat 22 Highfield Street, Leicester, LE2

Get instant cash flow of **£700** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £64.00 PM

Ground Rent: £4.16 PM

Lease Length: 983 Years

Current Rent: £700 PM

Market Rent: £850 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 850



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



Returns Based on Rental Income	£700	£850
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£64.00	
Ground Rent	£4.16	
Letting Fees	£70.00	£85.00
Total Monthly Costs	£434.41	£449.41
Monthly Net Income	£265.59	£400.59
Annual Net Income	£3,187.08	£4,807.08
Net Return	11.38%	17.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,107.08**
Adjusted To

Net Return **11.10%**

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

Annual Net Income **£3,507.00**
Adjusted To

Net Return **12.53%**

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 £115,000.



£115,000

1 bedroom flat for sale

+ Add to report

London Road, Leicester, Leicestershire, LE2

CURRENTLY ADVERTISED

Marketed from 8 Mar 2026 by Frank Innes, Leicester



£100,000

1 bedroom ground floor flat for sale

+ Add to report

Lincoln Street, Leicester

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jun 2025 to 13 Jun 2025 by William H. Brown, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

1 bedroom apartment

+ Add to re

Evington Road, Near Victoria Park, Leicester

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Mar 2025 to 31 Mar 2025 (11 days) by Set To Let, Leicester



£900 pcm

1 bedroom house

+ Add to

Severn Street, Leicester

NO LONGER ADVERTISED

Marketed from 11 May 2026 to 29 May 2026 (17 days) by Loc8me, Covering Leicester

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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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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