

LET PROPERTY PACK

INVESTMENT INFORMATION

York Place, Leeds, LS1

227569247

 www.letproperty.co.uk





Property Description

Our latest listing is in York Place, Leeds, LS1

Get instant cash flow of **£845** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.6%** 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...



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Property Key Features

Studio Flat

1 Bathroom

Spacious Living Space

Easy Access to Local Amenities

Factor Fees: £50.72 PM

Ground Rent: £21.66 PM

Lease Length: 972 years

Current Rent: £845

Market Rent: £900

Lounge



Kitchen



Bedroom



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

Projected Investment Return



The monthly rent of this property is currently set at £845 per calendar month but the potential market rent is

£ 900



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



Returns Based on Rental Income	£845	£900
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.72	
Ground Rent	£21.66	
Letting Fees	£84.50	£90.00
Total Monthly Costs	£565.63	£571.13
Monthly Net Income	£279.37	£328.87
Annual Net Income	£3,352.44	£3,946.44
Net Return	8.64%	10.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,146.44**
Adjusted To

Net Return **5.53%**

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

Annual Net Income **£2,316.36**
Adjusted To

Net Return **5.97%**

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 £125,000.



£125,000

Studio flat for sale

+ Add to

York Place, Leeds, West Yorkshire, UK, LS1

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Aug 2022 to 23 Jan 2023 (146 days) by Linley & Simpson, Leeds



£120,000

Studio flat for sale

+ Add to

BRITANNIA HOUSE, 16 YORK PLACE, LEEDS, WEST YORKSHIRE, UK, LS1

NO LONGER ADVERTISED

Marketed from 17 Aug 2022 to 11 Oct 2022 (55 days) by Linley & Simpson, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 pm based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

Studio flat

+ Add to report

Britannia House, 16 York Place, Leeds

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2025 to 21 Oct 2025 (60 days) by Hunters, Leeds



£895 pcm

Studio flat

+ Add to report

York Place, Leeds

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jan 2026 to 20 Mar 2026 (52 days) by Hunters, Leeds

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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