LET PROPERTY PACK

INVESTMENT INFORMATION

Ratcliffe Road,
Loughborough, LE11

230323093

www.letproperty.co.uk





Property Description

Our latest listing is in Ratcliffe Road, Loughborough, LE11

This property has a potential to rent for **£1,383** which would provide the investor a Gross Yield of **8.8%** 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

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,383

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 189,000.00

25% Deposit	**£47,250.00**
SDLT Charge	**£10,730**
Legal Fees	**£1,000.00**
Total Investment	**£58,980.00**

Projected Investment Return



Returns Based on Rental Income	£1,383
Mortgage Payments on £141,750.00 @ 5%	£590.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£138.30
Total Monthly Costs	£743.93
Monthly Net Income	£639.08
Annual Net Income	£7,668.90
Net Return	13.00%

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	**£4,902.90**
Net Return	**8.31%**

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

Annual Net Income Adjusted To	**£4,833.90**
Net Return	**8.20%**

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 £250,000.



3 bedroom terraced house for sale

Toothill Road, Loughborough, LE11

CURRENTLY ADVERTISED

Marketed from 29 Aug 2026 by Andrew Granger, Loughborough

£250,000



3 bedroom terraced house for sale

Toothill Road, Loughborough, LE11 1PN

NO LONGER ADVERTISED SOLD STC

Marketed from 11 Apr 2025 to 28 Aug 2026 (503 days) by Nick Humphreys, Loughborough

£249,950

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

Ratcliffe Road, Loughborough, LE11

CURRENTLY ADVERTISED

Marketed from 22 Oct 2026 by Rentr, covering Nationwide

£1,200 pcm



3 bedroom apartment

Nottingham Road, Loughborough

NO LONGER ADVERTISED LET AGREED

Marketed from 11 Aug 2026 to 23 Sep 2026 (42 days) by John German, Loughborough

£1,000 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: **N/A**
- Standard Tenancy Agreement In Place: **N/A**
- Fully compliant tenancy: **N/A**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **N/A**
- Payment history: **N/A**

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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