

LET PROPERTY PACK

INVESTMENT INFORMATION

Victoria Road East,
Leicester, LE5

210746946

 www.letproperty.co.uk





Property Description

Our latest listing is in Victoria Road East, Leicester, LE5

Get instant cash flow of **£795** per calendar month with a **10.4%** Gross Yield for investors.

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

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £117.00 PM

Ground Rent: £0.00

Lease Length: 977 years

Current Rent: £795

Market Rent: £795

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



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



The monthly rent of this property is currently set at £795 per calendar month

Returns Based on Rental Income	£795
Mortgage Payments on £69,000.00 @ 5%	£287.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£117.00
Ground Rent	£0.00
Letting Fees	£79.50
Total Monthly Costs	£499.00
Monthly Net Income	£296.00
Annual Net Income	£3,552.00
Net Return	12.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,962.00**
Adjusted To

Net Return **6.86%**

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

Annual Net Income **£2,172.00**
Adjusted To

Net Return **7.59%**

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 £120,000.



1 bedroom flat for sale

[+ Add to report](#)

Morton Walk, New Humberstone, Leicester, Leicestershire, LE5

NO LONGER ADVERTISED

Marketed from 9 Jan 2025 to 9 Jan 2025 by Kings Real Estate, Leicester

£120,000



1 bedroom flat for sale

[+ Add to report](#)

Brighton Road, Leicester, LE5

NO LONGER ADVERTISED

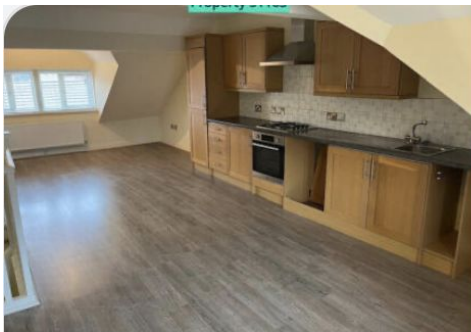
Marketed from 23 May 2025 to 17 Jan 2026 (238 days) by Yopa, East Midlands & Yorkshire

£105,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £860 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom duplex

[+ Add to report](#)

Flat 3, 18 Asfordby Street, Leicester, LE5

NO LONGER ADVERTISED

Marketed from 18 Nov 2024 to 22 Nov 2024 (3 days) by Visum, Nationwide

£860 pcm



1 bedroom flat

[+ Add to report](#)

Rowlatts Hill Road, LEICESTER

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jan 2026 to 30 Mar 2026 (82 days) by Connells Lettings, Leicester

£800 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: **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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