LET PROPERTY PACK

INVESTMENT INFORMATION

Navigation Street,
Leicester, LE1

229627913

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Navigation Street, Leicester, LE1

Get instant cash flow of **£850** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.9%** 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

2 bedrooms

1 bathroom

Spacious Living Spaces

Easy access to local amenities

Factor Fees: £300.00 PM

Ground Rent: £10.00 PM

Lease Length: 130 years

Current Rent: £850

Market Rent: £900

Lounge







Kitchen







Bedrooms


Life was much simpler when Apple and Blackberry were just FRUITS





Bathroom



Exterior







Initial Outlay



Figures based on assumed purchase price of £109,250.00 and borrowing of £81,937.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,250.00

25% Deposit	**£27,312.50**
SDLT Charge	**£5,463**
Legal Fees	**£1,000.00**
Total Investment	**£33,775.00**

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is £900

Returns Based on Rental Income	£850	£900
Mortgage Payments on £81,937.50 @ 5%	£341.41	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£300.00	
Ground Rent	£10.00	
Letting Fees	£85.00	£90.00
Total Monthly Costs	£751.41	£756.41
Monthly Net Income	£98.59	£143.59
Annual Net Income	£1,183.13	£1,723.13
Net Return	3.50%	5.10%

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	**-£76.88**
Net Return	**-0.23%**

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

Annual Net Income Adjusted To	**£204.38**
Net Return	**0.61%**

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

2 bedroom apartment for sale

+ Add t

Crecy Court, Lee Circle, Leicester

NO LONGER ADVERTISED

Marketed from 23 Feb 2021 to 10 Oct 2025 (1690 days) by Martin & Co, Leicester



£110,000

2 bedroom flat for sale

+ Add to report

Lethbridge Close, Leicester, LE1

NO LONGER ADVERTISED SOLD STC

Marketed from 21 Aug 2021 to 17 Feb 2022 (179 days) by Your Move, Leicester

Rent Comparables Report

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



£950 pcm

2 bedroom apartment

+ Add to report

Fleet Street, Leicester

NO LONGER ADVERTISED

Marketed from 1 Feb 2025 to 6 Feb 2025 (4 days) by RH Homes & Property, Hinckley



£925 pcm

2 bedroom apartment

+ Add to report

Crecy Court, Leicester, LE1 3AR

NO LONGER ADVERTISED LET AGREED

Marketed from 4 Feb 2025 to 1 Apr 2025 (55 days) by Frank Innes Lettings, 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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