LET PROPERTY PACK

INVESTMENT INFORMATION

Wellington Street, Leeds,
LS1

230250715

www.letproperty.co.uk



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Property Description

Our latest listing is in Wellington Street, Leeds, LS1

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **11.2%** 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...



Wellington Street, Leeds, LS1

230250715

Property Key Features

- Studio Flat
- 1 bathroom
- Spacious Room
- Easy access to local amenities
- Factor Fees: £87.94 PM
- Ground Rent: £30.43 PM
- Lease Length: 978 years
- Market Rent: £700

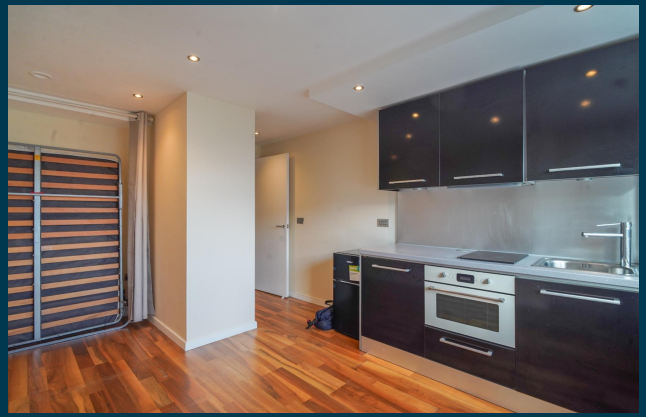
Lounge



Kitchen







Bedrooms



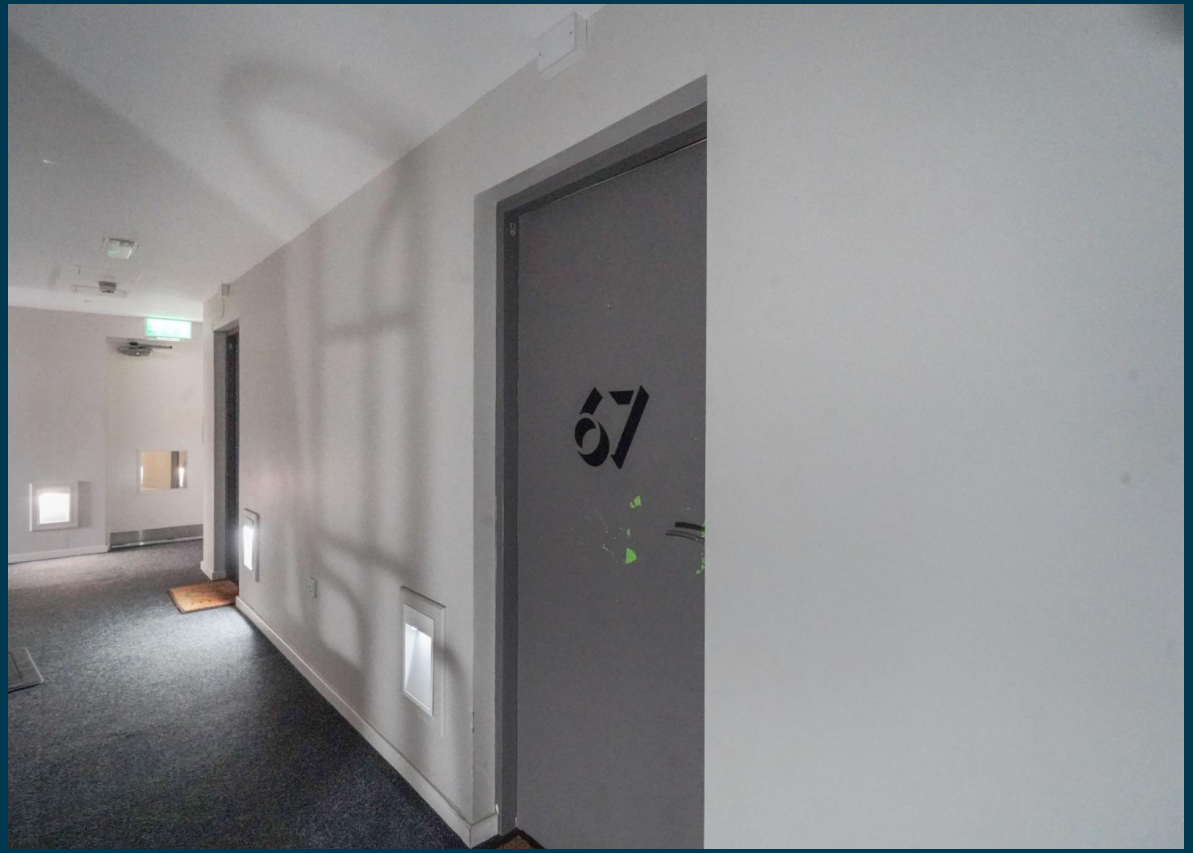
Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 75,000

SDLT Charge	**£3,750**
Legal Fees	**£1,000**
Total Investment	**£79,750**

Outlay figures based on assumed cash purchase of 75,000.

Projected Investment Return



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

Returns Based on Rental Income	**£700**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£87.94**
Ground Rent	**£30.43**
Letting Fees	**£70.00**
Total Monthly Costs	**£203.37**
Monthly Net Income	**£496.63**
Annual Net Income	**£5,959.56**
Net Return	**7.47%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£4,560**
Net Return	**5.72%**

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 £90,000.



£90,000

Property for sale

+ Add to report

Bedford Street, Leeds, LS1

NO LONGER ADVERTISED

Marketed from 2 Jul 2024 to 6 Mar 2025 (247 days) by Bettermove, Nationwide



£80,000

Studio flat for sale

+ Add to report

Manor Mills, Ingram Street, Leeds, LS11

CURRENTLY ADVERTISED

Marketed from 31 Oct 2026 by GET AN OFFER, Worthing

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

Studio flat

+ Add to report

Britannia House, York Place, Leeds City Centre, LS1

NO LONGER ADVERTISED LET AGREED

Marketed from 30 Jun 2025 to 15 Aug 2025 (45 days) by Smart Residential, Leeds



£750 pcm

Studio flat

+ Add to report

56 West Point, Wellington Street, Leeds, LS1 4JJ

NO LONGER ADVERTISED LET AGREED

Marketed from 25 Mar 2024 to 8 May 2024 (43 days) by Country Home, Knutsford

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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Wellington Street, Leeds, LS1

PROPERTY ID: 230250715

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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