

LET PROPERTY PACK

INVESTMENT INFORMATION

Stackyard Close, Leicester,
LE3

224674616

 www.letproperty.co.uk





Property Description

Our latest listing is in Stackyard Close, Leicester, LE3

Get instant cash flow of **£950** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.2%** 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...



Stackyard Close, Leicester,
LE3

224674616



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £166.66 PM

Ground Rent: £10.41 PM

Lease Length: 107 years

Current Rent: £950

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,800.00 and borrowing of £109,350.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,800.00

25% Deposit	£36,450.00
SDLT Charge	£7,706
Legal Fees	£1,000.00
Total Investment	£45,156.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,000



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



Returns Based on Rental Income	£950	£1,000
Mortgage Payments on £109,350.00 @ 5%	£455.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£166.66	
Ground Rent	£10.41	
Letting Fees	£95.00	£100.00
Total Monthly Costs	£742.70	£747.70
Monthly Net Income	£207.31	£252.31
Annual Net Income	£2,487.66	£3,027.66
Net Return	5.51%	6.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,027.66**
Adjusted To

Net Return **2.28%**

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

Annual Net Income **£965.58**
Adjusted To

Net Return **2.14%**

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 £150,000.



£150,000

2 bedroom apartment for sale

+ Add to report

Stackyard Close, Leicester, LE3

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Mar 2024 to 28 May 2025 (443 days) by Purplebricks, covering Leicestershire



£150,000

2 bedroom flat for sale

+ Add to report

Stackyard Close, Thorpe Astley, LE3

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Oct 2025 to 15 May 2026 (225 days) by Newton Fallowell, Leicester Forest East

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom flat

+ Add to report

LE3, Hinckley Road, Leicester Forest East

NO LONGER ADVERTISED

Marketed from 12 Nov 2023 to 23 Feb 2026 (834 days) by BRENNAN BESPOKE, Kettering

RENOVATED APARTMENT | TWO DOUBLE BEDROOMS | TWO BATHROOMS | OPEN-PLAN LIVING | MODERN THROUGHOUT ...



£1,045 pcm

2 bedroom house

+ Add to report

Shipman Road, Leicester

CURRENTLY ADVERTISED

LET AGREED

Marketed from 11 May 2026 by Moore & York, Covering Leicestershire

Two Bedrooms | Entrance Hall with laminate flooring | Family Bathroom | Off Road Parking at the R...

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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