

LET PROPERTY PACK

INVESTMENT INFORMATION

Lewis Road,
Loughborough, LE11

224660089

 www.letproperty.co.uk





Property Description

Our latest listing is in Lewis Road, Loughborough, LE11

This property has a potential to rent for **£1,166** 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...



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Property Key Features

4 bedroom

2 bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £1,166

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 170,000.00

25% Deposit	£42,500.00
SDLT Charge	£9,400
Legal Fees	£1,000.00
Total Investment	£52,900.00

Projected Investment Return



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



This property is currently Vacant but it
has a potential market rent of

£ 1,166

Returns Based on Rental Income	£1,166
Mortgage Payments on £127,500.00 @ 5%	£531.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£116.60
Total Monthly Costs	£662.85
Monthly Net Income	£503.15
Annual Net Income	£6,037.80
Net Return	11.41%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,705.80**
Adjusted To

Net Return **7.01%**

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

Annual Net Income **£3,487.80**
Adjusted To

Net Return **6.59%**

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 £180,000.



£180,000

4 bedroom terraced house for sale

+ Add to report

Warwick Court, Loughborough, LE11

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Jun 2024 to 28 May 2025 (335 days) by Keller Williams Oxygen, Covering Nationwide



£180,000

4 bedroom terraced house for sale

+ Add to report

Alan Moss Road, Loughborough, Leicestershire

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Sep 2021 to 8 Dec 2021 (78 days) by Leaders Sales, Loughborough

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

4 bedroom house

+ Add to report

Lewis Road, LOUGHBOROUGH

CURRENTLY ADVERTISED

LET AGREED

Marketed from 20 Apr 2026 by William H. Brown Lettings, Loughborough



£1,250 pcm

4 bedroom semi-detached house

+ Add to report

Lewis Road, Loughborough, LE11

NO LONGER ADVERTISED

Marketed from 17 Apr 2026 to 13 Aug 2026 (117 days) by Leaders Lettings, Loughborough

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: **Vacant**
- ✓ Standard Tenancy Agreement In Place: **Vacant**
- ✓ Fully compliant tenancy: **Vacant**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **0**
- ✓ Payment history: **Vacant**

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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