

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Road, Coalville, LE67

228531145

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Road, Coalville, LE67

Get instant cash flow of **£775** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£846** which would provide the investor a Gross Yield of **6.9%** 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...



Park Road, Coalville, LE67

228531145



Property Key Features

2 bedrooms

1 reception

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £775

Market Rent: £846

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 147,000.

ASSUMED PURCHASE PRICE

£ 147,000

SDLT Charge

£7,790

Legal Fees

£1,000

Total Investment

£155,790

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 £775 per calendar month but the potential market rent is



£ 846

Returns Based on Rental Income	£775	£846
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£77.50	£84.60
Total Monthly Costs	£92.50	£99.60
Monthly Net Income	£682.50	£746.40
Annual Net Income	£8,190.00	£8,956.80
Net Return	5.26%	5.75%



Return **Stress Test** Analysis Report



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

Annual Net Income **£7,265**
Adjusted To

Net Return **4.66%**

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 terraced house for sale

+ Add to report

Berrisford Street, Coalville, LE67

NO LONGER ADVERTISED

Marketed from 14 May 2025 to 12 Aug 2025 (90 days) by Reddington Sales and Lettings, Leicestershire



£149,950

2 bedroom terraced house for sale

+ Add to report

James Street, Coalville, LE67

NO LONGER ADVERTISED

Marketed from 26 Feb 2024 to 2 Jul 2024 (127 days) by Newton Fallowell, Coalville

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£150,000

2 bedroom terraced house for sale

+ Add to report

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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**



Current term of tenancy: **5+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



Park Road, Coalville, LE67

PROPERTY ID: 228531145

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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