

LET PROPERTY PACK

INVESTMENT INFORMATION

Rutland Street, Leicester,
LE1

224445690

 www.letproperty.co.uk





Property Description

Our latest listing is in Rutland Street, Leicester, LE1

Get instant cash flow of **£775** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£916** which would provide the investor a Gross Yield of **12.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Rutland Street, Leicester,
LE1

224445690



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £240 pm

Ground Rent: £20 pm

Lease Length: 102 years

Current Rent: £775

Market Rent: £916

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

| | |
|------------------|------------|
| 25% Deposit | £26,250.00 |
| SDLT Charge | £5,250 |
| Legal Fees | £1,000.00 |
| Total Investment | £32,500.00 |

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

£ 916

| Returns Based on Rental Income | £775 | £916 |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £78,750.00 @ 5% | £328.13 | |
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £240.00 | |
| Ground Rent | £20.00 | |
| Letting Fees | £77.50 | £91.60 |
| Total Monthly Costs | £680.63 | £694.73 |
| Monthly Net Income | £94.38 | £221.28 |
| Annual Net Income | £1,132.50 | £2,655.30 |
| Net Return | 3.48% | 8.17% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£823.30**
Adjusted To

Net Return **2.53%**

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

Annual Net Income **£1,320.30**
Adjusted To

Net Return **4.06%**

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 £135,000.



£135,000

2 bedroom apartment for sale

+ Add to report

Morledge Street, Leicester

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Apr 2024 to 7 Apr 2025 (347 days) by Holders Estate Agents, Loughborough



£130,000

2 bedroom apartment for sale

+ Add to report

Lee Street, Leicester

NO LONGER ADVERTISED

Marketed from 25 Jun 2021 to 31 Aug 2022 (431 days) by William H. Brown, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom penthouse

+ Add to report

Alexandra House, Rutland Street, Leicester, LE1 1SE

CURRENTLY ADVERTISED

Marketed from 26 Mar 2026 by Spencers Residential Lettings, Leicester



£1,225 pcm

2 bedroom apartment

+ Add to report

Alexandra Building Leicester LE1 1SE

NO LONGER ADVERTISED

Marketed from 4 Mar 2025 to 7 Apr 2025 (33 days) by Sheldon Bosley Knight, 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**



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.



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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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