

LET PROPERTY PACK

INVESTMENT INFORMATION

Mackenzie House,
Chadwick Street, Hunslet,
Leeds, LS10

225170195

 www.letproperty.co.uk





Property Description

Our latest listing is in Mackenzie House, Chadwick Street, Hunslet, Leeds, LS10

Get instant cash flow of **£825** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.6%** 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

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £176.00 pm

Ground Rent: £20.00 pm

Lease Length: 125 years

Current Rent: £825

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 125,000.00

SDLT Charge	£6,250
Legal Fees	£1,000
Total Investment	£132,250

Projected Investment Return



The monthly rent of this property is currently set at £825 per calendar month but the potential market rent is

£ 900



Returns Based on Rental Income	£825	£900
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£176.00	
Ground Rent	£20.00	
Letting Fees	£82.50	£90.00
Total Monthly Costs	£293.50	£301.00
Monthly Net Income	£531.50	£599.00
Annual Net Income	£6,378.00	£7,188.00
Net Return	4.60%	5.18%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,388**
Adjusted To

Net Return **3.89%**



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 £187,500.



£187,500

2 bedroom apartment for sale

Mackenzie House

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Oct 2025 by Fletcher Properties, Covering Leeds



£130,000

2 bedroom apartment for sale

Mackenzie House

NO LONGER ADVERTISED

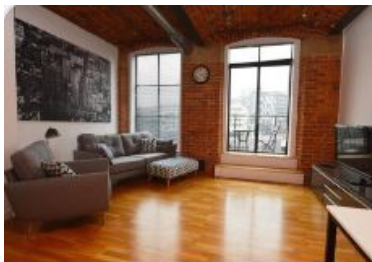
SOLD STC

Marketed from 2 Aug 2022 to 2 Feb 2023 (184 days) by Martin & Co, Leeds City

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom apartment

Roberts Wharf, Leeds City Centre

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Feb 2026 to 16 Feb 2026 (14 days) by Bridgfords Lettings, Leeds



£1,000 pcm

1 bedroom flat

Roberts Wharf, Neptune Street, Leeds

CURRENTLY ADVERTISED

LET AGREED

Marketed from 12 Mar 2026 by Lets Live Leeds, Leeds

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.



www.letproperty.co.uk

Mackenzie House, Chadwick Street,
Hunslet, Leeds, LS10

PROPERTY ID: 12345678

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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