

LET PROPERTY PACK

INVESTMENT INFORMATION

Alexandra House, 47
Rutland Street, Leicester,
LE1 1SE

228061943

 www.letproperty.co.uk





Property Description

Our latest listing is in Alexandra House, 47 Rutland Street, Leicester, LE1 1SE

Get instant cash flow of **£1,200** per calendar month with a **9.9%** Gross Yield for investors.

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

2 bedroom

2 bathroom

Spacious Rooms

Close proximity to valuable
amenities

Factor Fees: £491.00 PM

Ground Rent: £26.00 PM

Lease Length: 103 years

Current Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit £36,250.00

SDLT Charge £7,650

Legal Fees £1,000.00

Total Investment £44,900.00

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 £1,200 per calendar month

Returns Based on Rental Income	£1,200
Mortgage Payments on £108,750.00 @ 5%	£453.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£491.00
Ground Rent	£26.00
Letting Fees	£120.00
Total Monthly Costs	£1,105.13
Monthly Net Income	£0.00
Annual Net Income	£0.00
Net Return	0.00%

Return Stress Test Analysis Report



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

Annual Net Income **-£1,261.50**
Adjusted To

Net Return **-2.81%**

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

Annual Net Income **-£724.50**
Adjusted To

Net Return **-1.61%**

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 £170,000.



£170,000

2 bedroom flat for sale

+ Add to report

Morledge Street, Cultural Quarter, Leicester

NO LONGER ADVERTISED

Marketed from 23 Jan 2020 to 19 Feb 2020 (27 days) by Connells, Leicester



£170,000

2 bedroom apartment for sale

+ Add to report

Norton Street, Leicester

NO LONGER ADVERTISED

Marketed from 20 Oct 2023 to 21 Nov 2024 (397 days) by haart, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom penthouse

Alexandra House, Rutland Street, Leicester, LE1 1SE

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Mar 2026 to 26 May 2026 (60 days) by Spencers Residential Lettings, Leicester

+ Add to report



£1,200 pcm

2 bedroom penthouse

Rutland Street, Leicester, LE1

NO LONGER ADVERTISED

Marketed from 20 Feb 2026 to 12 May 2026 (80 days) by Oadby Estate Agents Ltd, Oadby

+ Add to report

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
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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Leicester, LE1 1SE

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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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