

LET PROPERTY PACK

INVESTMENT INFORMATION

East Street, Leicester, LE1
6NB

225725055

 www.letproperty.co.uk





Property Description

Our latest listing is in East Street, Leicester, LE1 6NB

Get instant cash flow of **£900** per calendar month with a **9.0%** 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

Open Plan Lounge and Kitchen

Well Equipped Kitchen

Factor Fees: £66.24

Ground Rent: £149.26

Lease Length: £102 years

Potential Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



The monthly rent of this property is currently set at £900.00 per calendar month.



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



Returns Based on Rental Income	£900.00
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£66.24
Ground Rent	£149.26
Letting Fees	£90.00
Total Monthly Costs	£695.50
Monthly Net Income	£204.50
Annual Net Income	£2,454.00
Net Return	6.63%

Return **Stress Test** Analysis Report



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

Annual Net Income **£654.00**
Adjusted To

Net Return **1.77%**

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

Annual Net Income **£2,445.12**
Adjusted To

Net Return **6.61%**

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 £125,000.



£130,000

2 bedroom flat for sale

+ Add to report

Flat 28 The Foister Building, 124 Charles Street, Leicester, Leicestershire, LE1 1LB

NO LONGER ADVERTISED

Marketed from 4 Apr 2025 to 30 Apr 2025 (25 days) by Auction House London, Hampstead



£125,000

2 bedroom flat for sale

+ Add to report

Charles Street, Leicester

CURRENTLY ADVERTISED

Marketed from 11 Dec 2025 by Connells, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom apartment

+ Add to report

Eastgates, East Street, Leicester

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 29 Jan 2025 (2 days) by Hall and Home, Leicester



£900 pcm

2 bedroom apartment

+ Add to report

Eastgate Apartments, Leicester, LE1 6NB

NO LONGER ADVERTISED






LET AGREED

Marketed from 13 Dec 2024 to 15 Jan 2025 (33 days) by Spencers Residential Lettings, 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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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