

LET PROPERTY PACK

INVESTMENT INFORMATION

Lee Circle, Leicester, LE1

226006094

 www.letproperty.co.uk





Property Description

Our latest listing is in Lee Circle, Leicester, LE1

Get instant cash flow of **£875** per calendar month with a **11.8%** 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...



Lee Circle, Leicester, LE1

226006094



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £260.00 pm

Ground Rent: £20.83 pm

Lease Length: 102 years

Current Rent: £875

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

ASSUMED PURCHASE PRICE

£ 89,000.00

SDLT Charge	£4,450
Legal Fees	£1,000
Total Investment	£94,450

Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 875



Returns Based on Rental Income	£875
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£260.00
Ground Rent	£20.83
Letting Fees	£87.50
Total Monthly Costs	£383.33
Monthly Net Income	£491.67
Annual Net Income	£5,900.04
Net Return	6.25%

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 **£4,150**
Adjusted To

Net Return **4.39%**



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 £165,000.



2 bedroom maisonette for sale

Ottawa Road, Leicester

CURRENTLY ADVERTISED

SOLD STC

Marketed from 22 Apr 2026 by William H. Brown, Leicester

£165,000



2 bedroom penthouse for sale

Wimbledon Street, Leicester, LE1 1SN

CURRENTLY ADVERTISED

SOLD STC

Marketed from 9 Oct 2025 by eXp UK, East Midlands

£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom apartment

Phoenix Square, 9 Burton Street, Leicester

CURRENTLY ADVERTISED

LET AGREED

Marketed from 13 Apr 2026 by Sheldon Bosley Knight, Leicester



£1,050 pcm

2 bedroom apartment

Morledge Street, Leicester

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Nov 2025 to 19 Feb 2026 (91 days) by haart, 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in 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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Lee Circle, Leicester, LE1

PROPERTY ID: 226006094

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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