

LET PROPERTY PACK

INVESTMENT INFORMATION

Bosworth St, Leicester, LE3

208927037

 www.letproperty.co.uk





Property Description

Our latest listing is in Bosworth St, Leicester, LE3

Get instant cash flow of **£950** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.1%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio

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



Bosworth St, Leicester,
LE3

208927037



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: £50

Ground Rent: TBC

Lease Length: TBC

Current Rent: £950

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 202,000.00

25% Deposit	£50,500.00
SDLT Charge	£6,060
Legal Fees	£1,000.00
Total Investment	£57,560.00

Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,200



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£950	£1,200
Mortgage Payments on £151,500.00 @ 5%	£631.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£4.16	
Ground Rent	TBC	
Letting Fees	£95.00	£120.00
Total Monthly Costs	£745.41	£770.41
Monthly Net Income	£204.59	£429.59
Annual Net Income	£2,455.08	£5,155.08
Net Return	4.27%	8.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,755.08**
Adjusted To

Net Return **4.79%**

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

Annual Net Income **£2,125.08**
Adjusted To

Net Return **3.69%**

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 £210,000.



£210,000



2 bedroom terraced house for sale

Mantle Road, Leicester, LE3

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Deceptively Spacious Terraced House | Immaculately Presented Throughout | Two Reception Rooms | S...

SOLD PRICE HISTORY

14 Oct 2022	£210,000
30 Jul 2004	£125,000
10 Aug 2001	£56,500

Marketed from 20 May 2022 to 14 Oct 2022 (147 days) by Purplebricks, covering Leicestershire



£200,000



2 bedroom terraced house for sale

Tudor Road, Leicester

+ Add to report

NO LONGER ADVERTISED

Two Bedrooms | Good-Sized Private Backyard | Separate Diner and Kitchen | Popular Area | On-Stree...

SOLD PRICE HISTORY

31 Mar 2016	£114,000
27 Jul 2010	£100,000
23 Apr 2010	£73,500

Marketed from 10 Jan 2024 to 10 May 2024 (120 days) by Connells, 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**.



£1,213 pcm

4 bedroom terraced house

Warwick Street, Leicester

+ Add to report

NO LONGER ADVERTISED

TV in lounge and in all bedrooms | Laminate flooring throughout | Lounge with leather sofas | St...

SOLD PRICE HISTORY

20 Jan 2003

£66,050

Marketed from 30 Oct 2020 to 8 Oct 2021 (342 days) by Sky Blue Homes, Leicester



£1,200 pcm



Floorplan

4 bedroom end of terrace house

Dannett Walk, Leicester

+ Add to report

NO LONGER ADVERTISED LET AGREED

FOUR BEDROOM HOUSE | FULLY FURNISHED | SOUGHT AFTER RESIDENTIAL LOCATION | CLOSE TO LOCAL AMENIT...

SOLD PRICE HISTORY

25 Aug 2000

£33,000


Marketed from 2 Aug 2022 to 2 May 2023 (272 days) by Anthony Hancock Limited, Melton Mowbray

Current Tenant Profile




As this property is currently tenanted, 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: **2 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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