

LET PROPERTY PACK

INVESTMENT INFORMATION

Dunton Street, Wigston,
LE18 4PU

209463706

 www.letproperty.co.uk





Property Description

Our latest listing is in Dunton Street, Wigston, LE18 4PU

Get instant cash flow of **£800** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,036** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Wigston, it will make for a reliable long term investment for an investor.

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



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Property Key Features

3 Bedroom

1 Bathroom

Has a big terrace

Spacious room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £800

Market Rent: £1,036

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,036

Returns Based on Rental Income	£800	£1,036
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£80.00	£103.60
Total Monthly Costs	£670.00	£693.60
Monthly Net Income	£130.00	£342.40
Annual Net Income	£1,560.00	£4,108.80
Net Return	2.97%	7.82%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,036.80**
Adjusted To

Net Return **3.88%**

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


Annual Net Income **£1,348.80**
Adjusted To

Net Return **2.57%**

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 £200,000.



3 bedroom terraced house for sale [+ Add to report](#)


Clifford Street, Wigston, Leicestershire, LE18


CURRENTLY ADVERTISED


Marketed from 25 Jun 2024 by Spencers Estate Agency, Wigston

£200,000

This superb three bedroom terrace home occupies an attractive plot within a sought after residential...

 Sold price history: [View](#)

 Floor plan: [View](#)



3 bedroom terraced house for sale [+ Add to report](#)

Knightsbridge Road, Glen Parva

NO LONGER ADVERTISED

Marketed from 25 Apr 2024 to 18 Jul 2024 (83 days) by Hunters, Wigston

THREE BEDROOM MID-TOWNHOUSE | OPEN PLAN LOUNGE-DINING ROOM | FITTED KITCHEN | DOWNSTAIRS WC | FA...

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

3 bedroom terraced house

+ Add to report

Clarkes Road, Wigston, Leicester

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Oct 2023 to 11 Dec 2023 (55 days) by Seths Estate & Letting Agents, Leicester

NEWLY DECORATED | New Carpets | New Painting | Through Lounge | Fitted Kitchen | 3 Bedrooms | Spa...

Sold price history: [View](#)

Floor plan: [View](#)



£1,100 pcm

3 bedroom terraced house

+ Add to report

Central Avenue, Wigston

NO LONGER ADVERTISED LET AGREED

Marketed from 13 Mar 2023 to 25 Apr 2023 (42 days) by Aston & Co, Wigston






Three Bedrooms | Terrace House | Fully Refurbished Throughout | Brand New Kitchen & Bathroom | B...

Sold price history: [View](#)

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 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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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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