

LET PROPERTY PACK

INVESTMENT INFORMATION

St. George Building, 60
Great George Street, Leeds,
LS1 3DL

210224755

 www.letproperty.co.uk





Property Description

Our latest listing is in St. George Building, 60 Great George Street, Leeds, LS1 3DL

Get instant cash flow of **£1,050** per calendar month with a **5.8%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Leeds, 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

2 Bedroom

1 Bathroom

Ensuite

Spacious Room

Factor Fees: £100

Ground Rent: 150 Per Year

Lease Length: 99 Years

Current Rent: £1,050

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £218,000.00 and borrowing of £163,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 218,000.00

| | |
|-------------------------|-------------------|
| 25% Deposit | £54,500.00 |
| SDLT Charge | £6,540 |
| Legal Fees | £1,000.00 |
| Total Investment | £62,040.00 |

Projected Investment Return



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 | £1,050 |
| Mortgage Payments on £163,500.00 @ 5% | £681.25 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £100 |
| Ground Rent | £150 |
| Letting Fees | £105.00 |
| Total Monthly Costs | £801.25 |
| Monthly Net Income | £248.75 |
| Annual Net Income | £2,985.00 |
| Net Return | 4.81% |

Return **Stress Test** Analysis Report



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

Annual Net Income **£885.00**
Adjusted To

Net Return **1.43%**

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

Annual Net Income **-£285.00**
Adjusted To

Net Return **-0.46%**

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 £235,000.



£235,000

2 bedroom apartment for sale

+ Add to report

St Georges Building, Leeds

NO LONGER ADVERTISED

Marketed from 24 Jul 2023 to 3 Aug 2023 (9 days) by North Property Group, Leeds

PERFECT CITY-DWELLER APARTMENT | HIGH TENANT DEMAND | ATTRACTIVE RENTAL YIELDS | PERFECT FOR INVE...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom apartment

+ Add to report

Chippendale House, Victoria Quays

CURRENTLY ADVERTISED

Marketed from 15 Sep 2024 by Martin & Co, Leeds City

Allocated parking included | Top floor apartment | Two bedrooms | Bedroom Two is set up as an of...



£1,050 pcm

2 bedroom mews house

+ Add to report

Denison Hall, 52 Hanover Square, Leeds

CURRENTLY ADVERTISED

Marketed from 28 Aug 2024 by Hunters, Leeds

TWO DOUBLE BEDROOMS | FURNISHED | ALLOCATED PARKING SPACE | GATED DEVELOPMENT | TEN MINUTES WALK ...

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: **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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Street, Leeds, LS1 3DL

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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.



LETPROPERTY