

LET PROPERTY PACK

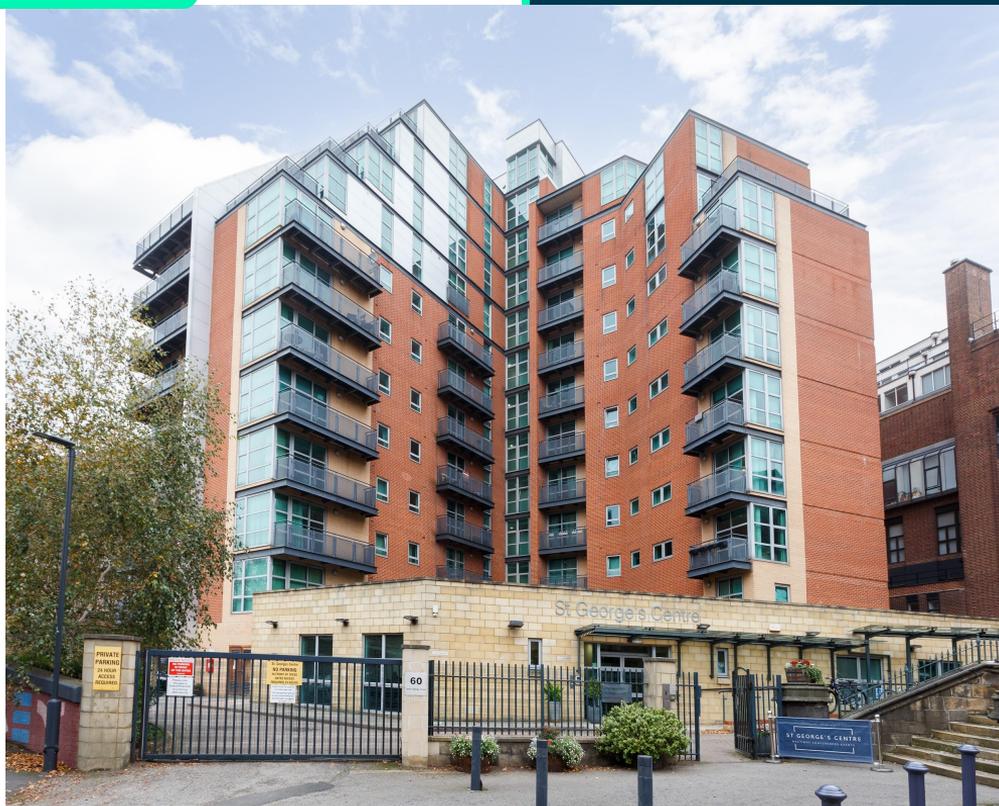
INVESTMENT INFORMATION

Great George Street, Leeds,
LS1

210224755

 www.letproperty.co.uk





Property Description

Our latest listing is in Great George Street, Leeds, LS1

Get instant cash flow of **£1,095** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£1,175** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

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...



Great George Street,
Leeds, LS1

210224755



Property Key Features

2 Bedrooms

1 Bathroom

Ensuite

Spacious Rooms

Factor Fees: £373.63 PM

Ground Rent: £12.50 PM

Lease Length: 129 years

Current Rent: £1,095

Market Rent: £1,175

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit	£36,750.00
SDLT Charge	£7,790
Legal Fees	£1,000.00
Total Investment	£45,540.00

Projected Investment Return



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



The monthly rent of this property is currently set at £1,095 per calendar month but the potential market rent is



£ 1,175

Returns Based on Rental Income	£1,095	£1,175
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£373.63	
Ground Rent	£12.50	
Letting Fees	£109.50	£117.50
Total Monthly Costs	£970.01	£978.01
Monthly Net Income	£125.00	£197.00
Annual Net Income	£1,499.94	£2,363.94
Net Return	3.29%	5.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£13.94**
Adjusted To

Net Return **0.03%**

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

Annual Net Income **£308.94**
Adjusted To

Net Return **0.68%**

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 £230,000.



2 bedroom flat for sale [+ Add to report](#)

53a GREAT GEORGE STREET, LEEDS, WEST YORKSHIRE, LS1

NO LONGER ADVERTISED

Marketed from 5 Apr 2023 to 6 Oct 2023 (183 days) by Linley & Simpson, Leeds

£230,000



1 bedroom apartment for sale [+ Add to report](#)

Denison Hall, Hanover Square, Leeds

NO LONGER ADVERTISED

Marketed from 26 Dec 2023 to 6 Jun 2024 (163 days) by Monroe Estate Agents, Alwoodley

£225,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat + Add to report

St George Building, Great George Street

NO LONGER ADVERTISED **LET AGREED**

Marketed from 24 Apr 2024 to 7 May 2024 (13 days) by Parklane, Leeds

Furnished | 2 Bedrooms | 2 Bathrooms | Balcony | Great location

💡 EPC: View

(Approx.) Sqft: **840 sq ft** Price (£) per sqft: **£1.67**



2 bedroom flat + Add to report

Great George Street, Leeds, LS1

NO LONGER ADVERTISED **LET AGREED**

Marketed from 6 Mar 2024 to 3 Jun 2024 (89 days) by Linley & Simpson, Leeds

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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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Great George Street, Leeds, LS1

210224755

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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