

LET PROPERTY PACK

INVESTMENT INFORMATION

Welbury Road, Hamilton,
LE5

211849669

 www.letproperty.co.uk





Property Description

Our latest listing is in Welbury Road, Hamilton, LE5

Get instant cash flow of **£595** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£685** which would provide the investor a Gross Yield of **7.5%** 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...



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LE5

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £128 per year

Ground Rent: £150 per year

Lease Length: 146 yrs

Current Rent: £595

Market Rent: £685

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£3,300
Legal Fees	£1,000.00
Total Investment	£31,800.00

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 685

Returns Based on Rental Income	£595	£685
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£10.67	
Ground Rent	£12.50	
Letting Fees	£59.50	£68.50
Total Monthly Costs	£441.42	£450.42
Monthly Net Income	£153.58	£234.58
Annual Net Income	£1,842.96	£2,814.96
Net Return	5.80%	8.85%

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 **£1,444.96**
Adjusted To

Net Return **4.54%**

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

Annual Net Income **£1,314.96**
Adjusted To

Net Return **4.14%**

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 £160,000.



£160,000

1 bedroom terraced house for sale

+ Add to report

Brompton Road, Hamilton, Leicester, LE5

NO LONGER ADVERTISED

Marketed from 29 Sep 2023 to 10 Jan 2024 (102 days) by Kings Real Estate, Leicester



£155,000

1 bedroom terraced house for sale

+ Add to report

Brompton Road, Hamilton, Leicester

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Jan 2024 to 2 Jul 2024 (172 days) by FRASER STRETTON LTD, Leicester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

1 bedroom flat

Welbury Road, Hamilton, Leicester

NO LONGER ADVERTISED

Marketed from 14 Oct 2024 to 16 Oct 2024 (2 days) by Urban Lettings, National

+ Add to report



£795 pcm

1 bedroom flat

Welbury Road, Leicester, LE5

CURRENTLY ADVERTISED






Marketed from 16 Oct 2024 by OpenRent, London

+ Add to report

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: **4 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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