

LET PROPERTY PACK

INVESTMENT INFORMATION

Chapel Street, Leeds, LS15

211206611

 www.letproperty.co.uk





Property Description

Our latest listing is in Chapel Street, Leeds, LS15

Get instant cash flow of **£900** per calendar month with a **8.5%** Gross Yield for investors.

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...



Chapel Street, Halton,
Leeds, LS15

211206611



Property Key Features

Large Primary Business Area

Bathroom Facilities

Kitchen Space

Town Centre Location

Factor Fees: TBC

Ground Rent: £5650 per year

Lease Length: 3 years

Current Rent: £900

Office Space



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £127,000 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00

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	£900
Mortgage Payments on £95,250.00 @ 5%	£396.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£437.50
Letting Fees	£90.00
Total Monthly Costs	£939.38
Monthly Net Income	-£39.38
Annual Net Income	-£472.50
Net Return	-1.29%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£2,272.50**
Adjusted To

Net Return **-6.22%**

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

Annual Net Income **£2,872.50**
Adjusted To

Net Return **7.86%**

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.



Studio flat for sale

+ Add to report

Flats A-E, 1 Bellbrooke Avenue, Leeds, West Yorkshire, LS9 6AU

NO LONGER ADVERTISED

Marketed from 11 Mar 2024 to 27 Mar 2024 (15 days) by Pugh and Company, Manchester

£200,000



Detached house for sale

+ Add to report

Glenthorpe Terrace, Leeds

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 Mar 2023 to 9 Jan 2024 (308 days) by Kath Wells Estate Agents, Wortley

£110,000

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

House

+ Add to report

Oak Tree Grove, Gipton, Leeds

NO LONGER ADVERTISED

Marketed from 26 Feb 2024 to 26 Feb 2024 by Abode Leeds, Leeds



£900 pcm

Studio flat

+ Add to report

Vinery Mount, LEEDS

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 May 2024 to 23 Aug 2024 (87 days) by William H. Brown Lettings, Crossgates

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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