

LET PROPERTY PACK

INVESTMENT INFORMATION

Blaby Road, Leicester, LE18

210755737











Property Description

Our latest listing is in Blaby Road, Leicester, LE18

This property has a potential to rent for £3,200 which would provide the investor a Gross Yield of 6.7% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Blaby Road, Leicester, LE18



8 bedroom

8 bathroom

Easy Access to Local Amenities

City Centre Location

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £3,200

210755737

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









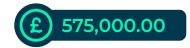
Initial Outlay





Figures based on assumed purchase price of £575,000.00 and borrowing of £431,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£143,750.00**

SDLT Charge £33,500

Legal Fees £1,000.00

Total Investment £178,250.00

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	£3,200
Mortgage Payments on £431,250.00 @ 5%	£1,796.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	Freehold
Ground Rent	Freehold
Letting Fees	£320.00
Total Monthly Costs	£2,131.88
Monthly Net Income	£1,068.13
Annual Net Income	£12,817.50
Net Return	7.19%

Return Stress Test Analysis Report





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

Annual Net Income

£6,417.50

Adjusted To

Net Return

3.60%

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

Annual Net Income

£4,192.50

Adjusted To

Net Return

2.35%

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 £2,000,000.



£2,000,000

17 bedroom detached house for sale

+ Add to report

Canal Street, Wigston

NO LONGER ADVERTISED

Marketed from 13 Jun 2023 to 9 Oct 2023 (118 days) by Tranquility Homes Ltd, Leicester



£1,300,000

32 bedroom flat for sale

+ Add to report

Marquis Court, Blaby Road/Fairfield Street, South Wigston

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Feb 2024 to 9 Apr 2024 (54 days) by Aston & Co, Wigston

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,300 based on the analysis carried out by our letting team at **Let Property**Management.



5 bedroom end of terrace house

+ Add to report

Clarendon Park Road, Leicester, LE2

CURRENTLY ADVERTISED

Marketed from 6 Nov 2024 by Focus Property Sales and Management, Leicester

£3,300 pcm



+ Add to report

£3,185 pcm

Albert Road, Leicester LE2 2AA

CURRENTLY ADVERTISED

Marketed from 25 Oct 2024 by Priya Properties, Leicester

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.





Interested in this property investment?

Call us on **0141 478 0985**



Blaby Road, Leicester, LE18



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.