

LET PROPERTY PACK

INVESTMENT INFORMATION

Blaby Road, Leicester, LE18

210755737

 www.letproperty.co.uk





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

210755737



Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 575,000.00

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**.



£3,300 pcm

5 bedroom end of terrace house

Clarendon Park Road, Leicester, LE2

CURRENTLY ADVERTISED

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

+ Add to report



£3,185 pcm

7 bedroom detached house

Albert Road, Leicester LE2 2AA

CURRENTLY ADVERTISED





Marketed from 25 Oct 2024 by Priya Properties, Leicester

+ 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: **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.



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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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