

# LET PROPERTY PACK

## INVESTMENT INFORMATION

St. Georges Mill,  
Wimbledon Street,  
Leicester, LE1

212384715

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in St. Georges Mill, Wimbledon Street, Leicester, LE1

This property has a potential to rent for **£1,050** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect 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..**



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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Modern and Good Condition**

**Allocated Parking**

**Factor Fees: £150.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £0 (VACANT)**

**Market Rent: £1,050**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 195,000

25% Deposit	£48,750.00
SDLT Charge	5850
Legal Fees	£1,000.00
Total Investment	£55,600.00

# 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.



<b>Returns Based on Rental Income</b>	<b>£1,050</b>
Mortgage Payments on £146,250.00 @ 5%	<b>£609.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£150.00</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£105.00</b>
<b>Total Monthly Costs</b>	<b>£879.38</b>
<b>Monthly Net Income</b>	<b>£171</b>
<b>Annual Net Income</b>	<b>£2,048</b>
<b>Net Return</b>	<b>3.68%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£53**

Net Return **-0.09%**

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

Annual Net Income Adjusted To **-£878**

Net Return **-1.58%**

# 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 £180,000.



£180,000

## 2 bedroom apartment for sale

+ Add to report

St Georges Mill, Wimbledon Street, Leicester, LE1 1SY

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Jan 2023 to 8 Feb 2023 (23 days) by Abbey Lettings & Sales, Leicester



£150,000

## 2 bedroom apartment for sale

+ Add to report

Wimbledon Street, LEICESTER

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Mar 2021 to 6 Sep 2022 (539 days) by William H. Brown, Leicester

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

## 2 bedroom flat

+ Add to report

St Georges Mill, 9 Wimbledon St, City Centre

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Sep 2024 to 26 Sep 2024 (7 days) by Martin & Co, Leicester



£750 pcm

## 2 bedroom apartment

+ Add to report

Wimbledon Street, Leicester

NO LONGER ADVERTISED

Marketed from 5 Jan 2022 to 21 Jan 2022 (15 days) by Sky Blue Homes, 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: **NO**
- ✓ Standard Tenancy Agreement In Place: **NO**
- ✓ Fully compliant tenancy: **NO**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **VACANT**
- ✓ Payment history: **N/A**

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.



**LETPROPERTY**