

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Culture Close, Melton  
Mowbray, LE13 1NP

217369392

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





## Property Description

Our latest listing is in Culture Close, Melton Mowbray, LE13 1NP

Get instant cash flow of **£875** per calendar month with a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.1%** 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...



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## Property Key Features

**2 Bedrooms**

**1 Bathroom and a separate WC**

**Melton Mowbray is known for its food, charming market town atmosphere**

**Close to high schools in Melton, including John Ferneley College**

**in proximity to both the countryside and larger cities like Nottingham and Leicester**

**Walking distance from Melton Country Park**

**Factor Fees: £172 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £875**

**Market Rent: £1,150**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £194,000.00 and borrowing of £145,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 194,000.00

25% Deposit	£48,500.00
SDLT Charge	£11,080
Legal Fees	£1,000.00
Total Investment	£60,580.00

# Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 1,150



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	£875	£1,150
Mortgage Payments on £145,500.00 @ 5%	£606.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£172.00	
Ground Rent	Freehold	
Letting Fees	£87.50	£115.00
Total Monthly Costs	£880.75	£908.25
Monthly Net Income	-£5.75	£241.75
Annual Net Income	-£69.00	£2,901.00
Net Return	-0.11%	4.79%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£601.00**  
Adjusted To

Net Return                      **0.99%**

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

Annual Net Income      **-£9.00**  
Adjusted To

Net Return                      **-0.01%**



# 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 £221,995.



£221,995

## 2 bedroom end of terrace house for sale

+ Add to report

Kirby Lane, Melton Mowbray, Leicestershire, LE14 2TS

NO LONGER ADVERTISED

Marketed from 5 Oct 2024 to 7 Feb 2025 (124 days) by Barratt Homes

Claim your £6,000 cashback | Upgraded kitchen package worth £3,275 | Flooring included throughout...



£220,000

## 2 bedroom end of terrace house for sale

+ Add to report

Clawson Lane, Ab Kettleby

NO LONGER ADVERTISED **SOLD STC**

Marketed from 19 Apr 2024 to 10 Oct 2024 (173 days) by Mike Ford Estate Agents & Valuers LTD, Melton Mowbray

Entrance Hall & Lounge | Kitchen Breakfast Room | Two Bedrooms & First Floor Bathroom | Generous ...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 2 bedroom end of terrace house

Leah Way, Asfordby

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Aug 2024 to 6 Sep 2024 (18 days) by Middletons, Melton Mowbray

MODERN END TERRACE HOUSE | AVAILABLE NOW | OFF ROAD PARKING | DOWNSTAIRS WC | BLINDS INCLUDED | F...

+ Add to report



£900 pcm

## 2 bedroom end of terrace house

Mayfield, Oakham

CURRENTLY ADVERTISED

Marketed from 6 May 2025 by Anthony Hancock Limited, Melton Mowbray

TWO BEDROOM HOUSE | SITUATED IN QUIET CUL-DE-SAC | OFF STREET PARKING | ENCLOSED REAR GARDEN | BE...

+ 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: **Moved in within the last 2 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.



**LETPROPERTY**