

LET PROPERTY PACK

INVESTMENT INFORMATION

Manor Drive, Leicester, LE4
1BL

217399739

 www.letproperty.co.uk





Property Description

Our latest listing is in Manor Drive, Leicester, LE4 1BL

Get instant cash flow of **£725** per calendar month with a **6.23%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.23%** if the rent was increased to market rate.

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...



Manor Drive, Leicester,
LE4 1BL

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Property Key Features

1 Bedroom

1 Bathroom

Good Condition

Private Front and Back Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £725

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£1,000



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£725	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£72.50	£100.00
Total Monthly Costs	£556.25	£583.75
Monthly Net Income	£168.75	£416.25
Annual Net Income	£2,025.00	£4,995.00
Net Return	4.35%	10.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,995.00**
Adjusted To

Net Return **6.44%**

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

Annual Net Income **£2,745.00**
Adjusted To

Net Return **5.90%**

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

1 bedroom end of terrace house for sale

+ Add to report

Mountsorrel Lane, Rothley

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Oct 2024 to 25 Mar 2025 (159 days) by Riva Lily, Powered by eXp, Rothley

End Terraced cottage in the heart of Rothley village centre | One double bedroom | Stylish refitt...



£170,000

1 bedroom end of terrace house for sale

+ Add to report

Barrow Road, Sileby, Loughborough

CURRENTLY ADVERTISED

SOLD STC



Marketed from 11 Apr 2025 by Leaders Sales, Loughborough

Characterful end-of-terrace cottage | Cosy living room with log-burning stove | Modern kitchen wi...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,150 pcm</p>	<p>1 bedroom end of terrace house</p> <p>hazel place, stratford upon avon</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 25 Apr 2024 to 5 Aug 2024 (102 days) by Connells Lettings, Stratford-upon-Avon</p> <hr/> <p>IMMACULATLY PRESENTED APPLIANCES INCLUDED SPACIOUS SITUATED IN A SOUGHT AFTER LOCATION B...</p>
 <p>£1,050 pcm</p>	<p>1 bedroom end of terrace house</p> <p>Readers Walk, BIRMINGHAM</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 11 Jun 2025 to 16 Jun 2025 (5 days) by Connells Lettings, Birmingham City</p> <hr/> <p>AVAILABLE JUNE ONE BEDROOM END TERRACED HOUSE PART FURNISHED IDEAL LOCATION ZERO DEPOSI...</p>

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: **8 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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