


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Leicester Road,  
Loughborough, LE12 7AJ

217116660

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





## Property Description

Our latest listing is in Leicester Road, Loughborough, LE12 7AJ

Get instant cash flow of **£685** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **10.6%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



## Property Key Features

2 bedroom

1 bathroom

Good Condition

On-Street Parking

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 994 years

Current Rent: £685

Market Rent: £1,000

# Lounge





# Kitchen



# Bedrooms

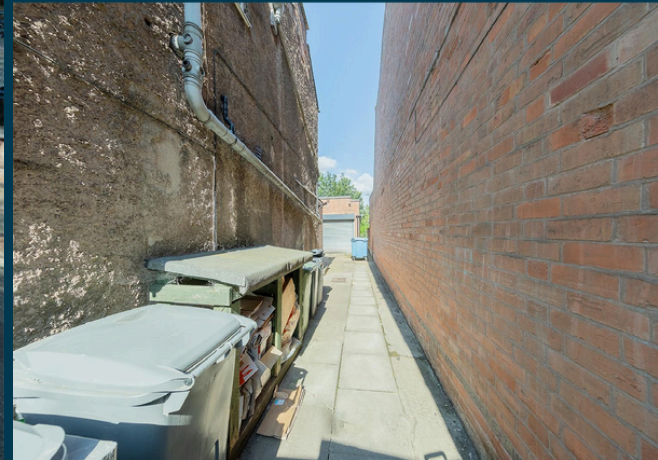


# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £112,700.00 and borrowing of £84,525.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 112,700.00

25% Deposit	£28,175.00
SDLT Charge	£5,635
Legal Fees	£ 1,000.00
Total Investment	£34 , 810.00

# Projected Investment Return



The monthly rent of this property is currently set at £685.00 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	£685	£1,000
Mortgage Payments on £84,525.00 @ 5%	£352.19	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£68.50	£100.00
Total Monthly Costs	£435.69	£467.19
Monthly Net Income	£249.31	£532.81
Annual Net Income	£2,991.75	£6,393.75
Net Return	8.59%	18.37%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>£4,393.75</b>
Adjusted To	
Net Return	<b>12.62%</b>

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

Annual Net Income	<b>£4,703.25</b>
Adjusted To	
Net Return	<b>13.51%</b>



# 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 £167,000.



£167,000

## 2 bedroom apartment for sale

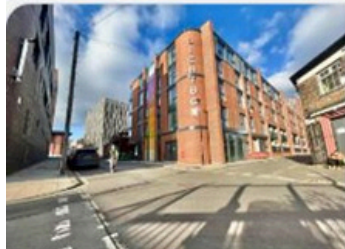
+ Add to report

Solly Street, Sheffield, S1

CURRENTLY ADVERTISED

Marketed from 1 Oct 2024 by Hopwood Estate Agents, Lowton

No Chain | Spacious Bedroom | Balcony | Ideal Buy to Let Investment or Self Live | 10th Floor | R...



£165,000

## 2 bedroom apartment for sale

+ Add to report

Two Bedroom Apartment Lightbox

NO LONGER ADVERTISED

Marketed from 2 Aug 2023 to 16 Oct 2024 (441 days) by North Property Group, Leeds

INCREDIBLE INVESTMENT | ON SITE GYM | PERFECT FOR STUDENTS OR WORKING PROFESSIONALS | PRIME LOCAT...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our letting team at **Let Property Management**.



£1,275 pcm

## 2 bedroom apartment

+ Add to report

Shire House, Napier Street, Sheffield, S11

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Feb 2025 to 18 Mar 2025 (40 days) by Shefflets, Sheffield

Roof Top Terrace | Off-street parking | Double Bedrooms | Ensuite Bathroom | Fantastic Location | ...



£1,250 pcm

## 2 bedroom apartment

+ Add to report

Iron Yard, Young Street, Sheffield

NO LONGER ADVERTISED

Marketed from 20 Nov 2024 to 26 Nov 2024 (6 days) by Centrick, Birmingham

Nil deposit option | Residents gym | Communal garden | Recently developed | 7 days a week concier...

# Current Tenant Profile



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.





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

Leicester Road, Loughborough, LE12 7AJ

217 116660

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**