

LET PROPERTY PACK

INVESTMENT INFORMATION

Mantle Road, Leicester, LE3

221404073

 www.letproperty.co.uk





Property Description

Our latest listing is in Mantle Road, Leicester, LE3

Get instant cash flow of **£1,000** per calendar month with a **6.2%** Gross Yield for investors.

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.

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...



Mantle Road, Leicester,
LE3

221404073



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Good Condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,000

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

£ 195,000.00

25% Deposit £48,750.00

SDLT Charge £11,150

Legal Fees £1,000.00

Total Investment £60,900.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,050



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



Returns Based on Rental Income	£1,000	£1,050
Mortgage Payments on £146,250.00 @ 5%	£609.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£100.00	£105.00
Total Monthly Costs	£724.38	£729.38
Monthly Net Income	£275.63	£320.63
Annual Net Income	£3,307.50	£3,847.50
Net Return	5.43%	6.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,747.50**
Adjusted To

Net Return **2.87%**

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

Annual Net Income **£922.50**
Adjusted To

Net Return **1.51%**

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 £174,000.



£174,950

2 bedroom terraced house for sale

Mantle Road, Off Tudor Road, Leicester, LE3 5HG

NO LONGER ADVERTISED

Marketed from 15 Apr 2022 to 20 Apr 2022 (5 days) by Leicester Premier Estate Agents, Leicester

+ Add to report



£161,000

2 bedroom terraced house for sale

Mantle Road, Leicester, LE3

NO LONGER ADVERTISED

Marketed from 8 Aug 2024 to 14 Feb 2025 (189 days) by Let Property Sales & Management, Glasgow

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom terraced house

Bassett Street, Leicester, Leicestershire, LE3

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Jul 2025 to 4 Sep 2025 (48 days) by Moore & York, Covering Leicestershire

+ Add to report



£850 pcm

3 bedroom terraced house

Mantle Road, Leicester

NO LONGER ADVERTISED

Marketed from 1 Sep 2022 to 3 Oct 2022 (31 days) by Sky Blue Homes, Leicester

+ Add to report

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.



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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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