

LET PROPERTY PACK

INVESTMENT INFORMATION

24 High Street, Leominster,
HR6

224085791

 www.letproperty.co.uk





Property Description

Our latest listing is in 24 High Street, Leominster, HR6

Get instant cash flow of **£500** per calendar month with a **10.9%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



24 High Street,
Leominster, HR6

224085791



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £41.60 pm

Ground Rent: TBC

Lease Length: 113 years

Current Rent: £500

Market Rent: £550

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £55,000.00 and borrowing of £41,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 55,000.00

25% Deposit	£13,750.00
SDLT Charge	£2,750
Legal Fees	£1,000.00
Total Investment	£17,500.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is



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



Returns Based on Rental Income	£500	£550
Mortgage Payments on £41,250.00 @ 5%	£171.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£41.60	
Ground Rent	TBC	
Letting Fees	£50.00	£55.00
Total Monthly Costs	£278.48	£283.48
Monthly Net Income	£221.53	£266.53
Annual Net Income	£2,658.30	£3,198.30
Net Return	15.19%	18.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,098.30**
Adjusted To

Net Return **11.99%**

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

Annual Net Income **£2,373.30**
Adjusted To

Net Return **13.56%**

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 £70,000.



£70,000

1 bedroom apartment for sale

+ Add to rep

Townsend Court, Leominster

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Apr 2022 to 12 Jul 2023 (447 days) by Jonathan Wright Estate Agents, Leominster



£60,000

1 bedroom flat for sale

Leominster, Herefordshire, HR6

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jan 2024 to 31 Oct 2024 (281 days) by Chancellors, Leominster

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

1 bedroom flat

High Street, Leominster

CURRENTLY ADVERTISED

LET AGREED

Marketed from 31 Dec 2025 by Cobb Amos, Hereford



£525 pcm

1 bedroom flat

Morris Mews, Leominster

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 12 Sep 2025 to 10 Nov 2025 (59 days) by Jackson Property, Leominster



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
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