

# LET PROPERTY PACK

## INVESTMENT INFORMATION

City Walk, Leeds, LS11

222815082

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





## Property Description

Our latest listing is in City Walk, Leeds, LS11

Get instant cash flow of **£875** per calendar month with a **6.0%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect 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

**1 bedroom**

**1 bathroom**

**Spacious Room**

**Easy Access to Local Amenities**

**Factor Fees: £100 pm**

**Ground Rent: £20 pm**

**Lease Length: 976 years**

**Current Rent: £875**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 135,000.00

25% Deposit	£33,750.00
SDLT Charge	£6,950
Legal Fees	£1,000.00
Total Investment	£41,700.00

# Projected Investment Return



The monthly rent of this property is currently set at £875 per calendar month.



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



<b>Returns Based on Rental Income</b>	<b>£875</b>
Mortgage Payments on £101,250.00 @ 5%	<b>£421.88</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£100.00</b>
Ground Rent	<b>£20.00</b>
Letting Fees	<b>£87.50</b>
<b>Total Monthly Costs</b>	<b>£644.38</b>
<b>Monthly Net Income</b>	<b>£230.63</b>
<b>Annual Net Income</b>	<b>£2,767.50</b>
<b>Net Return</b>	<b>6.64%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,017.50**  
Adjusted To

Net Return                      **2.44%**

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

Annual Net Income      **£982.50**  
Adjusted To

Net Return                      **2.36%**

# 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 £150,000.



£150,000

## 1 bedroom apartment for sale

+ Add to report

SPARROW WHARFE, 32 THE CALLS, LEEDS, LS2 7EW

NO LONGER ADVERTISED

Marketed from 30 Oct 2020 to 24 Nov 2020 (24 days) by Linley & Simpson, Leeds



£150,000

## 1 bedroom flat for sale

NEW STATION STREET, LEEDS, WEST YORKSHIRE, UK, LS1

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Aug 2022 to 26 Jan 2023 (157 days) by Linley & Simpson, Leeds

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 1 bedroom apartment

Velocity North, Leeds

NO LONGER ADVERTISED

Marketed from 5 Sep 2024 to 16 Oct 2024 (41 days) by Zenko City Living, Leeds

+ Add to report



£895 pcm

## 1 bedroom apartment

Velocity North, Leeds City Centre

NO LONGER ADVERTISED

Marketed from 17 Sep 2025 to 3 Dec 2025 (76 days) by The Estate Agency Leeds, Leeds

+ 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: **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**