



# BUY-TO-LET OPPORTUNITY

PRODUCED BY M&J PROPERTY SOLUTIONS

 **LEEDS**

 **1 BED APARTMENT**

 **£950 PCM**

 **8.4% ROI**





# PROPERTY DETAILS



**ADDRESS**

**LEEDS, LS1 6LZ**

**PURCHASE PRICE**

**£125,000**

**PROPERTY TYPE**

**BUY - TO - LET**

**EPC RATING | C**

**TENANTED | YES**

**TENURE | LEASEHOLD**

**PARKING | YES**

This modern one double bedroom apartment is offered to the market with no onward chain, presenting an excellent opportunity for investors and professionals seeking a prime acquisition in the heart of Leeds LS1. Property could achieve a rental income of £925 pcm. Property comprises a living / kitchen area, bedroom, shower room and utility cupboard. Leeds city-centre property prices continue to show strong upward momentum, with values rising faster than many other major UK cities thanks thanks to sustained demand and major regeneration projects. Rental yields in Leeds currently average mid to high single digit mark.



# COMPARABLE PROPERTIES

## SALES

### 62 Langtons Wharf, Leeds, LS2 7EF

- 1 - Bed Apartment
- Sold for £162,500
- November 2025

### Cromwell Court, Leeds, LS10 1HN

- 1 - Bed Apartment
- Sold for £132,000
- October 2025

### 27 City Central, Wellington St, LS1 4EA

- 1 - Bed Apartment
- Sold for £148,000
- October 2025

## RENTALS

### Park Row, Leeds, LS1

- 1 - Bed Apartment
- Rent - £895 pcm

### 27 Basilica, Leeds, LS1

- 1 - Bed Apartment
- Rent - £820 pcm

### The Headrow, Leeds, LS1

- 1 - Bed Apartment
- Rent - £875 pcm



# Cashflow Information

This 1 bed apartment situated in Leeds city centre gives investors the opportunity to purchase an already tenanted property in one of the fastest growing markets in the north of England. Upon completion the investor will have the choice to use the existing letting agent or appoint a new one.

Leeds continues to stand out as one of the strongest and most dynamic property markets in the North, driven by a combination of affordability, rapid regeneration, and consistently high rental demand. With hundreds of 1-bed units listed between £85k-£130k, the entry price remains accessible compared to other major UK cities, while rental yields remain competitive thanks to the city's expanding employment base and thriving urban economy.

Purchasing Costs	
Purchase Price:	£125,000
Stamp Duty:	£6,250
Sourcing Fee:	£4,000
Refurb:	£0
Deposit:	£31,250
<b>Total Required:</b>	<b>£41,500</b>
Mortgage Value:	£93,750
Interest Rate:	4%
Monthly	
Rent Income:	£950
Mortgage Payment:	£312
Management / Service	£265
<b>Monthly Cash Flow</b>	<b>£373</b>
<b>Gross Yield</b>	<b>8.43%</b>
<b>Cashflow ROCE</b>	<b>10.79%</b>



Turnkey Property Solutions For Global Investors

# CONTACT US

Have any questions about this investment?

CONTACT US TODAY

### **\*\*\*DISCLAIMER\*\*\***

**This case study is provided for illustrative purposes only and does not represent a live investment opportunity or financial advice. All figures are estimates based on current market conditions.**



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