

LET PROPERTY PACK

INVESTMENT INFORMATION

Plumptre Street
Nottingham, NG1 1JL

208850835

 www.letproperty.co.uk





Property Description

Our latest listing is in Plumpton Street Nottingham, NG1 1JL

Get instant cash flow of **£1,200** per calendar month with a **7.3%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Plumptre Street
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Property Key Features

2 bedroom

1 bathroom

Modern Kitchen

Close proximity to valuable amenities

Factor Fees: £300.00

Ground Rent: TBC

Lease Length: 992

Current Rent: £1,200

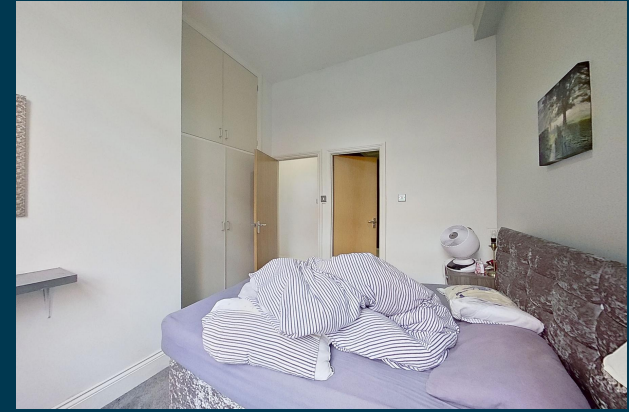
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £196,000.00 and borrowing of £147,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 196,000.00

| | |
|------------------|------------|
| 25% Deposit | £49,000.00 |
| SDLT Charge | £5,880 |
| Legal Fees | £1,000.00 |
| Total Investment | £55,880.00 |

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



| | |
|---------------------------------------|------------------|
| Returns Based on Rental Income | £1,200 |
| Mortgage Payments on £147,000.00 @ 5% | £612.50 |
| Est. Building Cover (Insurance) | £15.00 |
| Approx. Factor Fees | £300.00 |
| Ground Rent | TBC |
| Letting Fees | £120.00 |
| Total Monthly Costs | £1,047.50 |
| Monthly Net Income | £152.50 |
| Annual Net Income | £1,830.00 |
| Net Return | 3.27% |

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£570.00**

Net Return **-1.02%**

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

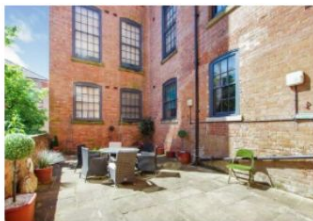
Annual Net Income Adjusted To **-£1,110.00**

Net Return **-1.99%**

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 £325,000.



£325,000

2 bedroom flat for sale

Stone Yard, 12 Plumpton Street, Nottingham, Nottinghamshire, NG1

+ Add to report

NO LONGER ADVERTISED

TWO/THREE BEDROOMS | ALLOCATED PARKING | CITY CENTRE LOCATION | EN-SUITE TO MASTER BEDROOM

Marketed from 26 Jul 2021 to 10 Aug 2021 (15 days) by Frank Innes, Nottingham



£275,000

2 bedroom penthouse for sale

Stone Yard, 12 Plumpton Street, Nottingham, NG1

+ Add to report

NO LONGER ADVERTISED

Superb penthouse apartment | Far reaching city views with private balcony | Two bedrooms | En sui...

Marketed from 1 Oct 2020 to 16 Dec 2020 (76 days) by Savills, Nottingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,625 based on the analysis carried out by our letting team at **Let Property Management**.



£1,625 pcm

2 bedroom apartment

Stoneyard, Nottingham, Nottinghamshire, NG1 1JL

+ Add to report

CURRENTLY ADVERTISED

LACEMARKET CONTEMPORY LIVING | *VIDEO TOUR AVAILABLE* | Fully furnished to high standard | K...

Marketed from 9 Jun 2022 by Slater and Brandley, Nottingham



£1,500 pcm

2 bedroom apartment

Mills Building, Nottingham, NG1

+ Add to report

NO LONGER ADVERTISED LET AGREED

FULLY FURNISHED TO A GOOD STANDARD | IDEAL CITY CENTRE LOCATION | BATHROOM AND EN SUITE | AVAILAB...

Marketed from 30 Apr 2024 to 27 Jun 2024 (57 days) by Leaders Lettings, Nottingham

Current Tenant Profile



As this property is currently tenanted, 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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