

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Huntingdon Street,  
Nottingham, NG1

208964650

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





## Property Description

Our latest listing is in Huntingdon Street Nottingham, NG1

Get instant cash flow of **£1,000** per calendar month with a **9.2%** Gross Yield for investors.

**A space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Huntingdon Street  
Nottingham, NG1

208964650



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge Area**

**Three Piece Bathroom**

**Factor Fees: £0.00**

**Ground Rent: £474 per year**

**Lease Length: 112 years**

**Current Rent: £1,000**

**Market Rent: £1,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 130,000.00

25% Deposit	£32,500.00
Stamp Duty ADS @ 6%	£7,800.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£41,300.00

# 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	£1,000	£1,000
Mortgage Payments on £97,500.00 @ 5%	<b>£406.25</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>£474 per year</b>	
Letting Fees	<b>£100.00</b>	<b>£100.00</b>
<b>Total Monthly Costs</b>	<b>£560.75</b>	<b>£560.75</b>
<b>Monthly Net Income</b>	<b>£439.25</b>	<b>£439.25</b>
<b>Annual Net Income</b>	<b>£5,271.00</b>	<b>£5,271.00</b>
<b>Net Return</b>	<b>12.76%</b>	<b>12.76%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,271.00**  
Adjusted To

Net Return                      **7.92%**

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

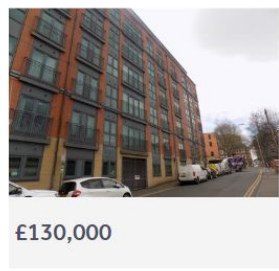
Annual Net Income      **£3,795.00**  
Adjusted To

Net Return                      **9.19%**

# 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 £115,000.



£130,000

## 1 bedroom flat for sale

The Habitat, Woolpack Lane, Nottingham NG1

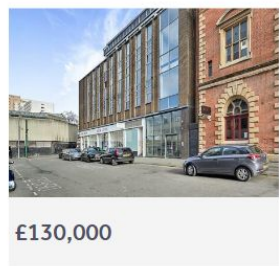
+ Add to report

NO LONGER ADVERTISED

PRIME CITY CENTRE LOCATION | HISTORIC LACE MARKET QUARTER | OPEN PLAN LIVING | BALCONY | LIFT ACC...

SOLD PRICE HISTORY	
2 Nov 2005	£112,000

Marketed from 28 Mar 2023 to 28 Mar 2023 by Smooth Moves, Mapperley



£130,000

## 1 bedroom flat for sale

Thurland Street, Nottingham

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

ONE BEDROOM FLAT | CITY CENTRE LOCATION | OPEN PLAN LIVING SPACE | INVESTMENT OPPORTUNITY | SOLD...

Marketed from 22 Feb 2023 to 15 Nov 2023 (266 days) by William H. Brown, Nottingham



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## Studio flat

Marco Island, Nottingham, NG1

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1974288

Marketed from 2 Feb 2024 to 26 Feb 2024 (24 days) by OpenRent, London



£1,000 pcm

## 2 bedroom apartment

Marco Island, Huntingdon Street

+ Add to report

NO LONGER ADVERTISED LET AGREED

Stunning, Renovated 9th Floor Apartment | High Quality & Stylish Finish Throughout | South Easter...

### SOLD PRICE HISTORY






30 Mar 2016	£117,000
31 Jan 2011	£120,000
20 Aug 2007	£120,000

Marketed from 18 Oct 2021 to 1 Nov 2021 (13 days) by Martin & Co, 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: **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.



Huntingdon Street Nottingham, NG1

PROPERTY ID: 12345678

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**