

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Tavistock Court, Mansfield  
Road, Mapperley Park,  
Nottingham NG5 2EG

208922107

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





## Property Description

Our latest listing is in Tavistock Court, Mansfield Road, Mapperley Park, Nottingham NG5 2EG

Get instant cash flow of **£500** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£767** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

**With great potential returns and located within a prime rental location in Nottingham , it will make for a reliable long term investment for an investor.**

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



Tavistock Court, Mansfield  
Road, Mapperley Park,  
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## Property Key Features

1 Bedroom

1 Bathroom

Friendly neighborhood

Spacious room

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 115 Years

Current Rent: £500

Market Rent: £767

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

# Projected Investment Return



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

£ 767

Returns Based on Rental Income	£500	£767
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£50.00	£76.70
<b>Total Monthly Costs</b>	<b>£496.25</b>	<b>£522.95</b>
<b>Monthly Net Income</b>	<b>£3.75</b>	<b>£244.05</b>
<b>Annual Net Income</b>	<b>£45.00</b>	<b>£2,928.60</b>
<b>Net Return</b>	<b>0.11%</b>	<b>7.39%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,394.60**  
Adjusted To

Net Return                      **3.52%**

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


Annual Net Income      **£858.60**  
Adjusted To

Net Return                      **2.17%**

# 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 £120,000.



**1 bedroom flat for sale** [+ Add to report](#)


Stanhope Avenue, Nottingham


**NO LONGER ADVERTISED** **SOLD STC**


Marketed from 8 Jun 2022 to 1 Feb 2023 (237 days) by Tristrams Sales & Lettings, Nottingham

£120,000

Tenant in situ | Ideal for first time buyer, or investment | Allocated parking space | Well pr...

 Sold price history: [View](#)

 Floor plan: [View](#)



**1 bedroom apartment for sale** [+ Add to report](#)

Emperor Close, Sherwood, Nottingham

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 7 Apr 2022 to 7 Apr 2022 by David James Estate Agents, Arnold

£120,000

Well-presented first floor apartment | Situated within a purpose built block | One double bedroom...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 1 bedroom flat

+ Add to report

Bluecoat House, 72 North Sherwood Street, Nottingham, NG1

CURRENTLY ADVERTISED

Marketed from 3 Sep 2024 by John Shepherd, Nottingham City

Available 17th September, this FULLY FURNISHED studio apartment in Bluecoat House is just a 3 min...



£800 pcm

## 1 bedroom flat

+ Add to report

Nottingham Road, Nottingham, NG7

CURRENTLY ADVERTISED






Marketed from 2 Sep 2024 by OpenRent, London

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 2210384

# 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.



**LETPROPERTY**