

LET PROPERTY PACK

INVESTMENT INFORMATION

The Brevhouse, Newark,
NG24

209862602

 www.letproperty.co.uk





Property Description

Our latest listing is in The Brewhouse, Newark, NG24

Get instant cash flow of **£795** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



The Brewhouse, Newark,
NG24

209862602



Property Key Features

2 bedroom

1 Bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: £3,420 per year

Ground Rent: £125 per year

Lease Length: 100 years

Current Rent: £795

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 160,000.00

25% Deposit	£40,000.00
Stamp Duty ADS @ 6%	£9,600.00
LBTT Charge	£300
Legal Fees	£1,000.00
Total Investment	£50,900.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 1,200



Returns Based on Rental Income	£795	£1,200
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£3,420 per year	
Ground Rent	£125 per year	
Letting Fees	£79.50	£120.00
Total Monthly Costs	£889.92	£930.42
Monthly Net Income	-£94.92	£269.58
Annual Net Income	-£1,139.04	£3,234.96
Net Return	-2.24%	6.36%

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 **£834.96**
Adjusted To

Net Return **1.64%**

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


Annual Net Income **£960.00**
Adjusted To

Net Return **1.89%**

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 £185,000.



3 bedroom terraced house for sale [+ Add to report](#)

Bowbridge Road, Newark, Nottinghamshire, NG24

NO LONGER ADVERTISED

Marketed from 3 Jun 2024 to 22 Jul 2024 (48 days) by Whitegates, Newark


£185,000

Well presented three bedroom mid terrace property with off road parking space situated within wal...

📊 Sold price history:	View
12/03/2012	£75,000

📊 EPC:	View
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(Approx.) Sqft: **969 sq ft** Price (£) per sqft: **£190.97**



3 bedroom terraced house for sale [+ Add to report](#)

William Street, Newark, Nottinghamshire.

NO LONGER ADVERTISED **SOLD STC**

Marketed from 1 Sep 2023 to 28 Jun 2024 (301 days) by Now Homes, Newark

£185,000

Spacious property | Three double bedrooms | Two reception rooms | Kitchen & utility room | Downst...

📊 Sold price history:	View
30/01/2003	£85,000


📊 EPC:	View
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(Approx.) Sqft: **1,141 sq ft** Price (£) per sqft: **£162.14**

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom detached house [+ Add to report](#)

Farndon Road, Newark

CURRENTLY ADVERTISED

Marketed from 18 Sep 2024 by Martin & Co, Newark


£1,200 pcm

Available Now | Outbuilding | Good transport links | Great sized back garden | Close to Local ame...

EPC: [View](#)

(Approx.) Sqft: **1,109 sq ft** Price (£) per sqft: **£1.08**

[View floor plan](#)



2 bedroom flat [+ Add to report](#)

Victoria Street, NEWARK

CURRENTLY ADVERTISED

Marketed from 20 Aug 2024 by Connells Lettings, Grantham






£1,200 pcm

Open Plan Living Space | Two Bedroom Flat | Available Mid to End of September | Car Parking Avail...

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**
-  Current term of tenancy: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order

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.



 www.letproperty.co.uk

The Brewhouse, Newark, NG24

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.



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