

LET PROPERTY PACK

INVESTMENT INFORMATION

Belfry CI, Kirkby in Ashfield,
Nottingham NG17

211275528

 www.letproperty.co.uk





Property Description

Our latest listing is in Belfry Cl, Kirkby in Ashfield, Nottingham NG17

Get instant cash flow of **£700** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

With a tenant currently situated, 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...



Belfry Cl, Kirkby in
Ashfield, Nottingham
NG17

211275528



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Parking Spaces Available

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £700

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £190,000.00 and borrowing of £142,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 190,000.00

25% Deposit	£47,500.00
SDLT Charge	£5,700
Legal Fees	£1,000.00
Total Investment	£54,200.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,150



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	£700	£1,150
Mortgage Payments on £142,500.00 @ 5%	£593.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£70.00	£115.00
Total Monthly Costs	£678.75	£723.75
Monthly Net Income	£21.25	£426.25
Annual Net Income	£255.00	£5,115.00
Net Return	0.47%	9.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,815.00**
Adjusted To

Net Return **5.19%**

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

Annual Net Income **£2,265.00**
Adjusted To

Net Return **4.18%**

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 £170,000.



£170,000

2 bedroom semi-detached house for sale

+ Add to report

Taylor Crescent, Sutton-in-Ashfield, Nottinghamshire, NG17

CURRENTLY ADVERTISED

Marketed from 28 Sep 2024 by Frank Innes, Sutton-In-Ashfield

STUNNING SEMI DETACHED HOME | LOUNGE AND DINING KITCHEN | TWO DOUBLE BEDROOMS | FITTED BATHROOM |...

Sold price history: [View](#)
03/11/2006 £73,000

EPC: [View](#)

(Approx.) Sqft: **775 sq ft** Price (£) per sqft: **£219.35**

[View floor plan](#)



£170,000

2 bedroom semi-detached house for sale

+ Add to report

Lindrick Road, Kirkby-in-Ashfield

CURRENTLY ADVERTISED **SOLD STC**

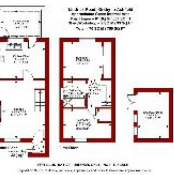
Marketed from 13 Aug 2024 by Richard Watkinson & Partners, Mansfield

Semi Detached House | Modernised & Improved | Modern Kitchen & Bathroom | Lounge & Kitchen/Diner ...

Sold price history: [View](#)
18/03/2016 £108,000
08/06/2007 £102,000
30/06/2005 £87,500

EPC: [View](#)

(Approx.) Sqft: **538 sq ft** Price (£) per sqft: **£315.87**



[View floor plan](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom semi-detached house

+ Add to report

Sixth Avenue, Edwinstowe, NG21

NO LONGER ADVERTISED LET AGREED

Marketed from 26 May 2023 to 1 Nov 2023 (159 days) by haart, Nottingham

Semi Detached | Stunning Kitchen/Diner | Two Double Bedroom | Landscaped Garden | Great Location ...

Sold price history: [View](#)

14/06/2007	£101,500
23/02/2007	£100,000
03/12/2004	£94,000

EPC: [View](#)

(Approx.) Sqft: **506 sq ft** Price (£) per sqft: **£2.27**

[View floor plan](#)



£1,150 pcm



2 bedroom property

+ Add to report

Sixth Avenue, Edwinstowe, Mansfield, NG21

NO LONGER ADVERTISED

Marketed from 3 Apr 2023 to 2 Nov 2023 (213 days) by Bairstow Eves Lettings, Mansfield

Stunning Semi Deatched House | Stylish Throughout | Modern Kitchen Diner | Spacious Lounge | Two ...

Sold price history: [View](#)

14/06/2007	£101,500
23/02/2007	£100,000
03/12/2004	£94,000

EPC: [View](#)

(Approx.) Sqft: **506 sq ft** Price (£) per sqft: **£2.27**

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: **On time for length of tenancy**

 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.



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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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