

LET PROPERTY PACK

INVESTMENT INFORMATION

North Road, Long Eaton,
Nottingham, NG10 3NR

211941928

 www.letproperty.co.uk





Property Description

Our latest listing is in North Road, Long Eaton, Nottingham, NG10 3NR

Get instant cash flow of **£775** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£738** which would provide the investor a Gross Yield of **5.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: TBC

Ground Rent: TBC

Lease Length: LEASEHOLD

Current Rent: £775

Market Rent: £738

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £178,000 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,000.00

25% Deposit	£44,500.00
SDLT Charge	£5,340
Legal Fees	£1,000.00
Total Investment	£50,840.00

Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 738

Returns Based on Rental Income	£775	£738
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£77.50	£73.80
Total Monthly Costs	£648.75	£645.05
Monthly Net Income	£126.25	£92.95
Annual Net Income	£1,515.00	£1,115.40
Net Return	2.98%	2.19%

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 Adjusted To **-£360.60**

Net Return **-0.71%**

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

Annual Net Income Adjusted To **-£1,554.60**

Net Return **-3.06%**

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 £195,000.



2 bedroom detached bungalow for sale

North Road, Long Eaton

NO LONGER ADVERTISED **SOLD STC**

Marketed from 12 Jan 2019 to 20 Apr 2019 (98 days) by JF Village & Country Homes, Farnsfield

+ Add to report

£195,000



3 bedroom semi-detached house for sale

North Road, Long Eaton, Nottingham

NO LONGER ADVERTISED **SOLD STC**

Marketed from 15 Aug 2018 to 8 Apr 2019 (236 days) by Wallace Jones, Long Eaton

+ Add to report

£159,950

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom end of terrace house

+ Add to report

Tamworth Road, NG10

NO LONGER ADVERTISED LET AGREED

Marketed from 30 Jul 2024 to 20 Sep 2024 (52 days) by Leaders Lettings, Long Eaton

CLOSE TO SCHOOLS & LOCAL AMENITIES | DRIVEWAY PARKING | POPULAR LOCATION | REAR PATIO | AVAILABLE...



£875 pcm

2 bedroom end of terrace house

+ Add to report

Tamworth Road, NG10

NO LONGER ADVERTISED LET AGREED

Marketed from 15 Feb 2024 to 18 Mar 2024 (32 days) by Leaders Lettings, Long Eaton

CLOSE TO SCHOOLS & LOCAL AMENITIES | DRIVEWAY PARKING | POPULAR LOCATION | REAR PATIO | AVAILABLE...

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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