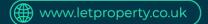


# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Bennett Street, Nottingham, NG10

211946476











## **Property Description**

Our latest listing is in Bennett Street, Nottingham, NG10

Get instant cash flow of £750 per calendar month with a 5.1% Gross Yield for investors.

This property has a potential to rent for £1,195 which would provide the investor a Gross Yield of 8.1% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...







Bennett Street, Nottingham, NG10



## **Property Key Features**

3 bedroom

1 bathroom

**Spacious Room** 

Large Kitchen

**Factor Fees: Freehold** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £750

Market Rent: £1,195

## Lounge







## Kitchen









## **Bedrooms**









## Bathroom







## **Exterior**









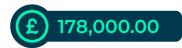
## **Initial Outlay**





Figures based on assumed purchase price of £178,000.00 and borrowing of £133,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£44,500.00** 

SDLT Charge £5,340

Legal Fees £1,000.00

Total Investment £50,840.00

## **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.

The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is



Returns Based on Rental Income	£750	£1,195
Mortgage Payments on £133,500.00 @ 5%	£556.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£75.00	£119.50
Total Monthly Costs	£646.25	£690.75
Monthly Net Income	£103.75	£504.25
Annual Net Income	£1,245.00	£6,051.00
Net Return	<b>2.45</b> %	11.90%

## Return Stress Test Analysis Report





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

Annual Net Income

£3,661.00

**Adjusted To** 

Net Return

7.20%

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

Annual Net Income

£3,381.00

Adjusted To

Net Return

6.65%

## 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 £190,000.



2 bedroom semi-detached house for sale

+ Add to report

Bennett Street, Nottingham NG10

CURRENTLY ADVERTISED

Marketed from 23 Sep 2024 by EweMove, Long Eaton

£190,000



£180,000

2 bedroom semi-detached house for sale

+ Add to report

Bennett Street, Nottingham, NG10

CURRENTLY ADVERTISED SOLD STC

Marketed from 18 Aug 2024 by Yopa, East Midlands & Yorkshire

## 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.



£1,200 pcm

#### 3 bedroom semi-detached house

+ Add to report

College Street, Long Eaton, Long Eaton, NG10

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Jun 2024 to 16 Aug 2024 (55 days) by Belvoir, Long Eaton



£1,200 pcm

#### 3 bedroom detached house

+ Add to report

Douglas Road, Long Eaton, Nottingham, Nottinghamshire, NG10

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 May 2024 to 22 Jul 2024 (78 days) by EweMove, Covering East Midlands

## **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: 5 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Bennett Street, Nottingham, NG10



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.