

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ripley Court, Millbank  
Place, Bestwood Village,  
Nottingham, NG6

212198681

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





## Property Description

Our latest listing is in Ripley Court, Millbank Place, Bestwood Village, Nottingham, NG6

Get instant cash flow of **£630** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£785** which would provide the investor a Gross Yield of **7.5%** 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 Bedroom**

**1 Bathroom**

**Allocated Parking**

**Good Condition**

**Factor Fees: £87.50**

**Ground Rent: £16.67**

**Lease Length: 983 years**

**Current Rent: £630**

**Market Rent: £785**

# Lounge

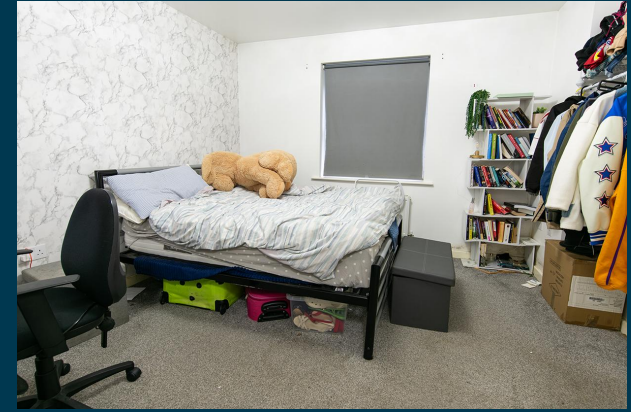




# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 125,000

25% Deposit	£31,250.00
SDLT Charge	3750
Legal Fees	£1,000.00
Total Investment	£36,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £630 per calendar month but the potential market rent is

£ 785

Returns Based on Rental Income	£630	£785
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£87.50	
Ground Rent	£16.67	
Letting Fees	£63.00	£78.50
<b>Total Monthly Costs</b>	<b>£572.80</b>	<b>£588.30</b>
<b>Monthly Net Income</b>	<b>£57</b>	<b>£197</b>
<b>Annual Net Income</b>	<b>£686</b>	<b>£2,360</b>
<b>Net Return</b>	<b>1.91%</b>	<b>6.56%</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      **£790**  
Adjusted To

Net Return                      **2.20%**

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

Annual Net Income      **£685**  
Adjusted To

Net Return                      **1.90%**



# 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 £150,000.



£150,000

## 2 bedroom semi-detached house for sale

+ Add to report

Longford Crescent, Bulwell, Nottinghamshire, NG6 8BB

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jan 2024 to 22 Jul 2024 (179 days) by HoldenCopley, Hucknall



£90,000

## 2 bedroom flat for sale

+ Add to report

Millbank Place, Bestwood Village, Nottingham, Nottinghamshire, NG6

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Oct 2023 to 11 Dec 2023 (47 days) by Bairstow Eves, Hucknall

# 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**.



£850 pcm

## 2 bedroom apartment

+ Add to report

Millbank Place, Bestwood Village, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jul 2023 to 1 Aug 2023 (25 days) by John Shepherd Student, Nottingham



£695 pcm

## 2 bedroom apartment

+ Add to report

Ilkeston Court (Bestwood), Millbank Place, Bestwood Village, Nottingham, NG6






NO LONGER ADVERTISED

Marketed from 5 Nov 2021 to 1 Dec 2021 (25 days) by Whitegates, Heanor

# 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: **Within 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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Village, Nottingham, NG6

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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**