

LET PROPERTY PACK

INVESTMENT INFORMATION

Derby Road, Nottingham,
NG7

213754978

 www.letproperty.co.uk





Property Description

Our latest listing is in Derby Road, Nottingham, NG7

Get instant cash flow of **£1,300** per calendar month with a **7.1%** Gross Yield for investors.

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...



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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £2752

Ground Rent: TBC

Lease Length: leasehold

Current Rent: £1,300

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit	£54,750.00
SDLT Charge	£6,570
Legal Fees	£1,000.00
Total Investment	£62,320.00

Projected Investment Return



The monthly rent of this property is currently set at

£ 1,300

Returns Based on Rental Income	£1,300
Mortgage Payments on £164,250.00 @ 5%	£684.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£229.33
Ground Rent	TBC
Letting Fees	£130.00
Total Monthly Costs	£1,058.71
Monthly Net Income	£241.30
Annual Net Income	£2,895.54
Net Return	4.65%

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 **£295.54**
Adjusted To

Net Return **0.47%**

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

Annual Net Income **-£389.46**
Adjusted To

Net Return **-0.62%**

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.



£190,000

2 bedroom flat for sale

[+ Add to report](#)

Derby Road, Nottingham, Nottinghamshire, NG7

NO LONGER ADVERTISED

Marketed from 21 Sep 2023 to 9 Nov 2023 (49 days) by Frank Innes, Nottingham



£189,500

2 bedroom flat for sale

[+ Add to report](#)

Derby Road, Nottingham, Nottinghamshire, NG7

NO LONGER ADVERTISED

Marketed from 24 Oct 2023 to 4 Jul 2024 (253 days) by Frank Innes, Nottingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,450 based on the analysis carried out by our letting team at **Let Property Management**.



£1,450 pcm

2 bedroom flat

+ Add to report

Derby Road, Nottingham, NG7

NO LONGER ADVERTISED

Marketed from 14 Aug 2023 to 1 Oct 2023 (47 days) by OpenRent, London



£1,404 pcm

2 bedroom flat

+ Add to report

Derby Road, Lenton, Nottingham, NG7 1QJ

NO LONGER ADVERTISED

Marketed from 14 Nov 2023 to 27 Nov 2023 (13 days) by Tomlinson Estate Management Limited, Lenton

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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