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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Grantham Road, Nottingham, NG12

212456326

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## **Property** Description

Our latest listing is in Grantham Road, Nottingham, NG12

Get instant cash flow of £750 per calendar month with a 4.3% Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **4.6%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Grantham Road, Nottingham, NG12

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2 Bedroom 1 Bathroom Lounge and Kitchen Spacious Rooms

**Property Key Features** 

Factor Fees: £0.00 Ground Rent: freehold Lease Length: freehold Current Rent: £750 Market Rent: £800













## Bedrooms





## Bathroom











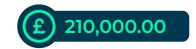
## **Initial** Outlay



Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



#### ASSUMED PURCHASE PRICE



25% Deposit	£52,500.00
SDLT Charge	£6,300
Legal Fees	£1,000.00
Total Investment	£59,800.00

### **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	£800
Mortgage Payments on £157,500.00 @ 5%	£656.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	freehold	
Letting Fees	£75.00	£80.00
Total Monthly Costs	£746.25	£751.25
Monthly Net Income	£3.75	£48.75
Annual Net Income	£45.00	£585.00
Net Return	<mark>0.08%</mark>	<mark>0.98%</mark>



#### Return Stress Test Analysis Report





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

Annual Net Income -£1,015.00 Adjusted To

Net Return -1

-1.70%

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

Annual Net Income -£2,565.00 Adjusted To

Net Return

**-4.29**%

### 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 £220,000.00.

-	2 bedroom semi-detached house for sale	+ Add to report		
A THE OWNER OF	Harlequin Mews, Radcliffe-on-Trent, Nottingham, Nottinghamshire, NG12			
	NO LONGER ADVERTISED			
£220,000	Marketed from 13 Jun 2024 to 12 Jul 2024 (28 days) by Frank Innes, Bingha	am		
	TWO DOUBLE BEDROOM SEMI DETACHED HOUSE   ENTRANCE PORCH   LIVING ROOM/ DINING KITCHEN   RE FITTE			
	♀ epc:	View		
General Trees	(Approx.) Sqft: <b>603 sq ft</b> Price (£) per sqft: <b>£364.98</b>			
Uiew floor plan				
	2 bedroom semi-detached house for sale	+ Add to report		
	Nursery Road, Radcliffe-On-Trent, NG12			
	NO LONGER ADVERTISED			
6220.000	Marketed from 30 Jun 2023 to 5 Oct 2023 (97 days) by Belvoir Sales, West Bridgford			
£220,000	Belvoir are delighted to be offering this very well presented two bedroom	semi detached home in t		

#### **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**.

	2 bedroom semi-detached bungalow	+ Add to report	
	Grantham Road, Radcliffe-on-trent, Nottingham		
	NO LONGER ADVERTISED LET AGREED		
C200 nom	Marketed from 4 Oct 2023 to 10 Dec 2023 (66 days) by Richard Watkinson & Partners, Newark		
£800 pcm	Over 55s only   2 bedrooms, one with wardrobes   Kitchen   Living / dining room   Shower room   O		
	Sold price history:	View	
	03/07/2012	£115,000	
	29/06/2007	£148,000	
	O EPC:	View	
	(Approx.) Sqft: <b>570 sq ft</b> Price (£) per sqft: <b>£1.40</b>		
NAME!	2 bedroom terraced house	+ Add to report	
	Station Terrace, Radcliffe-on-trent		
	NO LONGER ADVERTISED LET AGREED Marketed from 11 Mar 2022 to 26 Mar 2022 (15 days) by Richard Watkinson & Partners, Newark		
£800 pcm	Two bedrooms   Fitted kitchen   Shower over bath   Garden   Central location   Council Tax Band A		

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

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.



Current term of tenancy: **5 years +** 

Payment history: On time for length of tenancy





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#### 212456326

# 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.

