

LET PROPERTY PACK

INVESTMENT INFORMATION

Grantham Road,
Nottingham, NG12

212456326

 www.letproperty.co.uk





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 ensure 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 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: freehold

Lease Length: freehold

Current Rent: £750

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



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

£ 210,000.00

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

Projected Investment Return



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



£ 800

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.



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	0.08%	0.98%

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 **-1.70%**

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

Harlequin Mews, Radcliffe-on-Trent, Nottingham, Nottinghamshire, NG12

NO LONGER ADVERTISED

Marketed from 13 Jun 2024 to 12 Jul 2024 (28 days) by Frank Innes, Bingham

TWO DOUBLE BEDROOM SEMI DETACHED HOUSE | ENTRANCE PORCH | LIVING ROOM/ DINING KITCHEN | RE FITTE...


📍 EPC: [View](#)

(Approx.) Sqft: **603 sq ft** Price (£) per sqft: **£364.98**

[View floor plan](#)

£220,000

[+ Add to report](#)



2 bedroom semi-detached house for sale

Nursery Road, Radcliffe-On-Trent, NG12

NO LONGER ADVERTISED

Marketed from 30 Jun 2023 to 5 Oct 2023 (97 days) by Belvoir Sales, West Bridgford

Belvoir are delighted to be offering this very well presented two bedroom semi detached home in t...


£220,000

[+ Add to report](#)

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**.



£800 pcm

2 bedroom semi-detached bungalow

Grantham Road, Radcliffe-on-trent, Nottingham

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Oct 2023 to 10 Dec 2023 (66 days) by Richard Watkinson & Partners, Newark

Over 55s only | 2 bedrooms, one with wardrobes | Kitchen | Living / dining room | Shower room | O...


Sold price history:

03/07/2012	£115,000
29/06/2007	£148,000

EPC:

(Approx.) Sqft: **570 sq ft** Price (£) per sqft: **£1.40**

[+ Add to report](#)



£800 pcm

2 bedroom terraced house

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






Two bedrooms | Fitted kitchen | Shower over bath | Garden | Central location | Council Tax Band A

[+ Add to report](#)

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.



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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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