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LET PROPERTY PACK

INVESTMENT INFORMATION

Fenwick Street, Mansfield, NG20 ONH

213022005

www.letproperty.co.uk





Property Description

Our latest listing is in Fenwick Street, Mansfield, NG20 ONH

Get instant cash flow of £1,600 per calendar month with a 10.4% Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Fenwick Street, Mansfield, NG20 ONH

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Property Key Features

4 bedrooms

1 bathroom

HMO Investment

Likely to attract enquiries from Serious Investors & Developers

Factor Fees: Freehold Ground Rent: Freehold Lease Length: Freehold Current Rent: £1,600 Lounge





Kitchen





Bedrooms









Bathroom





Exterior









Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£46,000.00
SDLT Charge	£5,520
Legal Fees	£1,000.00
Total Investment	£52,520.00

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 £1,600 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,600	£1,600
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£160.00	£160.00
Total Monthly Costs	£750.00	£750.00

Return Stress Test Analysis Report





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

Annual Net Income **£7,000.00** Adjusted To

Net Return 13.33%

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

Annual Net Income **£7,440.00** Adjusted To

Net Return

14.17%

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 £189,950.

	4 bedroom semi-detached house for sale	+ Add to report
	Hawthorne Avenue, Glapwell, Chesterfield	
	NO LONGER ADVERTISED SOLD STC	
6180.050	Marketed from 18 Jul 2024 to 16 Dec 2024 (150 days) by W. T. Parker, Chesterfield	
£189,950	Offered with No Upward Chain Traditionally Built Semi Detached House Recepti	on Hall with Show

	4 bedroom semi-detached house for sale	+ Add to report
	Kensington Way, Worksop	
	NO LONGER ADVERTISED SOLD STC	
	Marketed from 18 Nov 2024 to 18 Nov 2024 by Kendra Jacob, Bassetlaw	
£185,000	BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME	SITUATED IN A MUCH
	SOUGHT AFTER LO	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,629 based on the analysis carried out by our letting team at **Let Property Management**.







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: **Moved in**

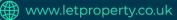
within the last 2 years

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.







Fenwick Street, Mansfield, NG20 0NH

213022005

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.

