

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fenwick Street, Mansfield,  
NG20 0NH

213022005

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





## Property Description

Our latest listing is in Fenwick Street, Mansfield, NG20 0NH

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...**



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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

£ 184,000.00

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

# Projected Investment Return



The monthly rent of this property is currently set at £1,600 per calendar month but the potential market rent is

£ 1,600

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

Marketed from 18 Jul 2024 to 16 Dec 2024 (150 days) by W. T. Parker, Chesterfield

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Offered with No Upward Chain | Traditionally Built Semi Detached House | Reception Hall with Show...

**£189,950**



**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

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BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME | SITUATED IN A MUCH SOUGHT AFTER LO...

**£185,000**

# 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**.



£1,629 pcm

4 bedroom semi-detached house

+ Add to report

Dunkirk Road, Dunkirk, Nottingham, NG7

NO LONGER ADVERTISED LET AGREED

Marketed from 15 Nov 2024 to 10 Jan 2025 (56 days) by Nicholas Humphreys, Nottingham

\*\* £105ppw Exclusive of Bills \*\* NEW BLINDS AND CARPETS WERE FITTED FOR 19/20 TENANCY \*\* Four do...



£1,612 pcm

4 bedroom semi-detached house

+ Add to report

Lenton Boulevard, Lenton, Nottingham, NG7

NO LONGER ADVERTISED

Marketed from 24 Oct 2024 to 28 Nov 2024 (34 days) by Tomlinson Estate Management Limited, Lenton

Furnished | Fridge Freezer | Microwave | Oven/Hob | Gas Central Heating Combi Boiler

# 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: **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.





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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**