

LET PROPERTY PACK

INVESTMENT INFORMATION

The Birches, Long Lane,
Shirebrook, Mansfield,
NG20 8AZ

214067183

 www.letproperty.co.uk





Property Description

Our latest listing is in The Birches, Long Lane, Shirebrook, Mansfield, NG20 8AZ

This property has a potential to rent for **£666** which would provide the investor a Gross Yield of **4.6%** if the rent was increased to market rate.

With great potential returns and located within a prime rental location in Shirebrook, it will make for a reliable long term investment for an investor.

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



The Birches, Long Lane,
Shirebrook, Mansfield,
NG20 8AZ

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Room

Well Maintained

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: Vacant

Market Rent: £666

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£5,160
Legal Fees	£1,000.00
Total Investment	£49,160.00

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.



Returns Based on Rental Income	£666
Mortgage Payments on £129,000.00 @ 5%	£537.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£66.60
Total Monthly Costs	£619.10
Monthly Net Income	£46.90
Annual Net Income	£562.80
Net Return	1.14%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£769.20**
Adjusted To

Net Return **-1.56%**

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


Annual Net Income **-£2,017.20**
Adjusted To

Net Return **-4.10%**


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 £180,000.



£180,000



[View floor plan](#)

2 bedroom semi-detached house for sale

Watts Walk, Forest Town

NO LONGER ADVERTISED **SOLD STC**

Marketed from 8 Aug 2024 to 5 Dec 2024 (119 days) by BuckleyBrown, Mansfield

CREATE YOUR NEXT CHAPTER!! This two-bedroom semi-detached property is situated in the quiet area ...


Sold price history: [View](#)

22/12/2022	£49,798
28/08/2020	£3,459,001

EPC: [View](#)

(Approx.) Sqft: **646 sq ft** Price (£) per sqft: **£278.71**

[+ Add to report](#)



£180,000

2 bedroom semi-detached house for sale

Debdale Gate, Mansfield Woodhouse, Mansfield

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 12 Feb 2024 by BuckleyBrown, Mansfield

** GUIDE PRICE £180,000 - £190,000** A TOUCH OF CHARM!... Occupying a private and semi-rural plot...


Sold price history: [View](#)

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom house + Add to report

Moor Street, Mansfield, NG18

NO LONGER ADVERTISED **LET AGREED**

Marketed from 17 Jul 2024 to 6 Aug 2024 (20 days) by Bairstow Eves Lettings, Mansfield

ZERO DEPOSIT | Two Bedrooms | Spacious House | Two Reception Rooms | Tradional Kitchen | Bathroom...


£700 pcm

Sold price history: [View](#)

18/08/2023	£99,000
27/09/2019	£65,000
15/02/2007	£61,000

EPC: [View](#)

(Approx.) Sqft: **646 sq ft** Price (£) per sqft: **£1.08**



2 bedroom house + Add to report

Mansfield Road, Sutton in Ashfield, NG17

NO LONGER ADVERTISED **LET AGREED**

Marketed from 4 Jul 2024 to 12 Aug 2024 (39 days) by Bairstow Eves Lettings, Sutton in Ashfield

Well presented semi detached house | Lovely size lounge with a feature fire surround | Modern din...

£700 pcm

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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