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LET PROPERTY PACK

INVESTMENT INFORMATION

The Birches, Long Lane, Shirebrook, Mansfield, NG20

214067183

(www.letproperty.co.uk





Property Description

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

Get instant cash flow of £750 per calendar month with a 5.1% Gross Yield for investors.

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

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2 bedrooms Factor 1 bathroom Groun Spacious Rooms Lease

Property Key Features

Well Maintained Property

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £750

Lounge









Kitchen





Bedrooms





Bathroom





Exterior





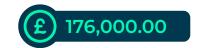
Initial Outlay





Figures based on assumed purchase price of £176,000.00 and borrowing of £132,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£44,000.00
SDLT Charge	£8,800
Legal Fees	£1,000.00
Total Investment	£53,800.00

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.

Returns Based on Rental Income	£750
Mortgage Payments on £132,000.00 @ 5%	£550.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	твс
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£640.00
Monthly Net Income	£110.00
Annual Net Income	£1,320.00
Net Return	<mark>2.45%</mark>

LETOR(I)DER

Return Stress Test Analysis Report





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

Annual Net Income -£180.00 Adjusted To

Net Return -0.33%

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

Annual Net Income -£1,320.00 Adjusted To

Net Return

-2.45%

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.

	2 bedroom detached bungalow for sale	+ Add to report
	Long Lane, Shirebrook, NG20	
STATES OF	NO LONGER ADVERTISED	
	Marketed from 1 Feb 2024 to 21 Feb 2024 (19 days) by Lora Elizabeth's	s Estate Agency, Mansfield
£220,000		
1 1000	2 bedroom detached bungalow for sale	+ Add to report

Long Lane, Shirebrook, Mansfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Mar 2024 to 10 Dec 2024 (279 days) by BuckleyBrown, Mansfield

£205,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.

The second	3 bedroom detached house	+ Add to report
	Long Lane, Shirebrook	
£995 pcm	Marketed from 31 Jan 2025 by Bairstow Eves Lettings, Mansfield	

	3 bedroom detached house	+ Add to report
	Long Lane, Shirebrook	
	NO LONGER ADVERTISED LET AGREED	
£950 pcm	Marketed from 22 Mar 2024 to 3 Jun 2024 (73 days) by Bairstow Eves Lettings,	Mansfield

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**



Current term of tenancy: Moved in within the last 2 years

Payment history: Employment



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.









The Birches, Long Lane, Shirebrook, Mansfield, NG20

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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.

