

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...



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Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Well Maintained Property

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 176,000.00

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

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month.



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
Mortgage Payments on £132,000.00 @ 5%	£550.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
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	2.45%

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.



£220,000

2 bedroom detached bungalow for sale

+ Add to report

Long Lane, Shirebrook, NG20

NO LONGER ADVERTISED

Marketed from 1 Feb 2024 to 21 Feb 2024 (19 days) by Lora Elizabeth's Estate Agency, Mansfield



£205,000

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

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**.



£995 pcm

3 bedroom detached house

Long Lane, Shirebrook

CURRENTLY ADVERTISED

Marketed from 31 Jan 2025 by Bairstow Eves Lettings, Mansfield

+ Add to report



£950 pcm

3 bedroom detached house

Long Lane, Shirebrook

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Mar 2024 to 3 Jun 2024 (73 days) by Bairstow Eves Lettings, Mansfield

+ 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**

 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: **Employment**

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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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.



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