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LET PROPERTY PACK

INVESTMENT INFORMATION

Station Road, Nottingham, NG4

211973310

www.letproperty.co.uk



Property Description

Our latest listing is in Station Road, Nottingham, NG4

Get instant cash flow of £510 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

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1 Bedroom 1 Bathroom Lounge and Kitchen Spacious Room

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Property Key Features

Factor Fees: £0.00 Ground Rent: freehold Lease Length: freehold Current Rent: £510 Market Rent: £600







Kitchen





Bedrooms





Bathroom





Exterior





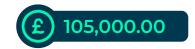
Initial Outlay



Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



ASSUMED PURCHASE PRICE



25% Deposit	£26,250.00
SDLT Charge	£3,150
Legal Fees	£1,000.00
Total Investment	£30,400.00

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 £525 per calendar month but the potential market rent is



Returns Based on Rental Income	£510	£600
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	.00
Ground Rent	freehold	
Letting Fees	£51.00	£60.00
Total Monthly Costs	£394.13	<mark>£403.13</mark>
Monthly Net Income	£115.88	£196.88
Annual Net Income	£1,390.50	£2,362.50
Net Return	<mark>4.57%</mark>	7.77%

Return Stress Test Analysis Report





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

Annual Net Income **£1,162.50** Adjusted To

Net Return 3.82%

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

Annual Net Income **£787.50** Adjusted To

Net Return

2.59%



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 £110,000.00.

	1 bedroom maisonette for sale	+ Add to report	
	Freemans Terrace, Cariton, Nottinghamshire, NG4 3	BE	
anvestarian osti - Kratorian	CURRENTLY ADVERTISED		
	Marketed from 20 Jan 2025 by HoldenCopley, Mapperley		
£110,000	First Floor Meisonette One Bedroom Reception Room Fitted Kitchen Shower Room With Separat		
	Q EPC:	View	
	(Approx.) Sqft: 635 sq ft Price (e) per sqft: 61	.73.21	
E View floor plan	1 bedroom flat for sale	+ Add to report	
	Freemans Terrace, Carlton, Nottingham		
and the second	NO LONGER ADVERTISED		
£110.000	Marketed from 17 Feb 2024 to 27 Nov 2024 (283 days) by Lesley Greaves Estate Agents, Nottingham		
2110,000	£110,000 to £120,000 Guide Price * Chein Free * Store Boor	n * First Floor Flat * Multiple Storage	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.

O	1 bedroom ground floor flat	+ Add to report	
THE	Room 6, Cavendish Road, Carlton, Nottinghamsh	Room s, Cavendish Road, Carlton, Nottinghamshire, NG4 35A	
Can	NO LONGER ADVERTISED		
£600 pcm	Marketed from 9 Jan 2025 to 9 Jan 2025 by Slater and B	randley, Nottingham	
	** INCLUSIVE OF ALL UTILITIES ** State of the art kit	chen with appliances Modern throughout e	
	Sold price history:	View	
	22/11/2018	£172,000	
	Q EPC:	View	
	(Approx.) Sqft: 1,765 sq ft Price (£) per sqf	t: e0.34	
SAL	1 bedroom house share	+ Add to report	
THE PARTY	Douglas Avenue, NG4		
Constraint Constraint	CURRENTLY ADVERTISED		
	Marketed from 22 Nov 2024 by Leiders Lettings, Nottin	ngham	
£600 pcm	NEWLY REFURBISHED PRIVATE BATHROOM ALL BILI	LS INCLUDED AVAILABLE NOW DRIVEWAY	

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

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.



Current term of tenancy: **5 years +**

Payment history: On time for length of tenancy





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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.

Interested in this property investment?

Call us on 0141 478 0985

