

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Station Road, Nottingham,  
NG4

211973310

 [www.letproperty.co.uk](http://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 ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Station Road,  
Nottingham, NG4

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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Lounge and Kitchen**

**Spacious Room**

**Factor Fees: £0.00**

**Ground Rent: freehold**

**Lease Length: freehold**

**Current Rent: £510**

**Market Rent: £600**

# Lounge



# 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

£ 105,000.00

|                  |            |
|------------------|------------|
| 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

£ 600

| Returns Based on Rental Income       | £510             | £600             |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £78,750.00 @ 5% | <b>£328.13</b>   |                  |
| Est. Building Cover (Insurance)      | <b>£15.00</b>    |                  |
| Approx. Factor Fees                  | <b>£0.00</b>     |                  |
| Ground Rent                          | <b>freehold</b>  |                  |
| Letting Fees                         | <b>£51.00</b>    | <b>£60.00</b>    |
| <b>Total Monthly Costs</b>           | <b>£394.13</b>   | <b>£403.13</b>   |
| <b>Monthly Net Income</b>            | <b>£115.88</b>   | <b>£196.88</b>   |
| <b>Annual Net Income</b>             | <b>£1,390.50</b> | <b>£2,362.50</b> |
| <b>Net Return</b>                    | <b>4.57%</b>     | <b>7.77%</b>     |

# 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%**

# 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 £110,000.00.



**1 bedroom maisonette for sale** [+ Add to report](#)

Freemans Terrace, Carlton, Nottinghamshire, NG4 3BE

**CURRENTLY ADVERTISED**


Marketed from 20 Jan 2025 by HoldenCopley, Mapperley

First Floor Maisonette | One Bedroom | Reception Room | Fitted Kitchen | Shower Room With Separat...

📍 EPC: [View](#)

(Approx.) Sqft: **635 sq ft** Price (£) per sqft: **£173.21**

[View floor plan](#)



**1 bedroom flat for sale** [+ Add to report](#)

Freemans Terrace, Carlton, Nottingham

**NO LONGER ADVERTISED**

Marketed from 17 Feb 2024 to 27 Nov 2024 (283 days) by Lesley Greaves Estate Agents, Nottingham

£110,000 to £120,000 Guide Price \* Chain Free \* Stone Room \* 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**.

|                     |   |                     |                      |            |          |      |                      |
|---------------------|---|---------------------|----------------------|------------|----------|------|----------------------|
|                     | <h3>1 bedroom ground floor flat</h3> <p>+ Add to report</p> <p>Room 6, Cavendish Road, Carlton, Nottinghamshire, NG4 3SA</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 9 Jan 2025 to 9 Jan 2025 by Slater and Brandley, Nottingham</p> <p><b>** INCLUSIVE OF ALL UTILITIES **</b>   State of the art kitchen with appliances   Modern throughout a...</p> <table border="1"><tr><td> Sold price history:</td><td><a href="#">View</a></td></tr><tr><td>22/11/2018</td><td>£172,000</td></tr></table> <table border="1"><tr><td> EPC:</td><td><a href="#">View</a></td></tr></table> <p>(Approx.) Sqft: <b>1,765 sq ft</b>    Price (€) per sqft: <b>€0.34</b></p> | Sold price history: | <a href="#">View</a> | 22/11/2018 | £172,000 | EPC: | <a href="#">View</a> |
| Sold price history: | <a href="#">View</a>  |                     |                      |            |          |      |                      |
| 22/11/2018          | £172,000  |                     |                      |            |          |      |                      |
| EPC:                | <a href="#">View</a>  |                     |                      |            |          |      |                      |
|                     | <h3>1 bedroom house share</h3> <p>+ Add to report</p> <p>Douglas Avenue, NG4</p> <p><b>CURRENTLY ADVERTISED</b></p> <p>Marketed from 22 Nov 2024 by Leaders Lettings, Nottingham</p> <p><b>NEWLY REFURBISHED   PRIVATE BATHROOM   ALL BILLS INCLUDED   AVAILABLE NOW   DRIVEWAY PARKING   CA...</b></p>   |                     |                      |            |          |      |                      |

# 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**

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

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 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.



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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**