

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Beeston Road,  
Nottingham, NG7 2JS

214392992

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Beeston Road, Nottingham, NG7 2JS

This property has a potential to rent for **£2,000** which would provide the investor a Gross Yield of **5.6%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**6 bedrooms**

**2 bathrooms**

**HMO Investment**

**Spacious Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £2,000**

# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £425,000.00 and borrowing of £318,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 425,000.00

25% Deposit	£106,250.00
SDLT Charge	£30,000
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£137,250.00</b>



# 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.



<b>Returns Based on Rental Income</b>	<b>£2,000</b>
Mortgage Payments on £318,750.00 @ 5%	<b>£1,328.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£200.00</b>
<b>Total Monthly Costs</b>	<b>£1,543.13</b>
<b>Monthly Net Income</b>	<b>£456.88</b>
<b>Annual Net Income</b>	<b>£5,482.50</b>
<b>Net Return</b>	<b>3.99%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,482.50**  
Adjusted To

Net Return                      **1.08%**

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


Annual Net Income      **-£892.50**  
Adjusted To

Net Return                      **-0.65%**

# 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 £465,000.



**5 bedroom terraced house for sale** + Add to report


Dovecote Lane, Beeston, Nottingham

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 14 Aug 2024 by Robert Ellis, Beeston

A Victorian Five-Bedroom End Terrace | Retained Much of its Original Character and Charm | Well M...

**£465,000**



**5 bedroom terraced house for sale** + Add to report

Beeston Road, Dunkirk, NG7 2JS

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 23 Aug 2024 by Tomlinson Estate Management Limited, Lenton


Let for academic year 24-25 | HMO licence for 5 | Ideal location for Uni of Nottingham students |...

**£435,000**

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,145 based on the analysis carried out by our letting team at **Let Property Management**.



**5 bedroom terraced house** [+ Add to report](#)

£99 pppw, Lenton Boulevard


**CURRENTLY ADVERTISED**

Marketed from 22 Oct 2024 by Bairstow Eves Lettings, Nottingham

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Student Property Available 2025/26 | £99 per person per week | Five Double Bedrooms | Secure Bike...

**£2,145 pcm**



**5 bedroom terraced house** [+ Add to report](#)

£95pppw, Abbey Street, Nottingham, NG7

**NO LONGER ADVERTISED**

Marketed from 14 Dec 2023 to 4 Jun 2024 (172 days) by Bairstow Eves Lettings, Nottingham

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STUDENT ACCOMODATION 2024/2025 | £95 pppw Exclusive of Bills | Mid-Terraced | Fully Furnished | 5...

**£2,058 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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