

LET PROPERTY PACK

INVESTMENT INFORMATION

Yorke Street, Nottingham,
NG15

211758116

 www.letproperty.co.uk





Property Description

Our latest listing is in Yorke Street, Nottingham, NG15

Get instant cash flow of **£725** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **6.6%** 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...



Yorke Street, Nottingham,
NG15

211758116



Property Key Features

3 Bedroom

2 Bathroom

Lounge and Kitchen

Spacious Rooms

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £725

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£7,250
Legal Fees	£1,000.00
Total Investment	£44,500.00

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 £725 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£725	£800
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£72.50	£80.00
Total Monthly Costs	£540.63	£548.13
Monthly Net Income	£184.38	£251.88
Annual Net Income	£2,212.50	£3,022.50
Net Return	4.97%	6.79%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,422.50**
Adjusted To

Net Return **3.20%**

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


Annual Net Income **£847.50**
Adjusted To

Net Return **1.90%**

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 £150,000.00.



3 bedroom end of terrace house for sale [+ Add to report](#)

Mosley Street, Nottingham

CURRENTLY ADVERTISED **SOLD STC**


Marketed from 27 Dec 2024 by haarl, Hucknall

End Of Terrace | Three Bedrooms | Low Maintenance Outdoor Space | Downstairs Bathroom | Walking D...

£150,000

Sold price history: [View](#)

23/05/2005	£89,950
05/02/1998	£33,950



3 bedroom terraced house for sale [+ Add to report](#)

Carlingford Road, Hucknall, Nottingham, NG15 7AE

CURRENTLY ADVERTISED

Marketed from 27 Dec 2024 by Vella Properties Ltd, Crewe


3 Double Bedroom | Lounge | Dining Kitchen | Utility Room | 2 Bathrooms | Gas Central Heating | D...

£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



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


Oakfield Road, Hucknall, NG15

NO LONGER ADVERTISED **LET AGREED**

Marketed from 8 Feb 2023 to 11 May 2023 (92 days) by Fairview Estates, Nottingham

Well-presented three-bedroom mid terrace property with front and rear gardens and a single garage...

£800 pcm



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

Oakfield Road, Hucknall, NG15

NO LONGER ADVERTISED

Marketed from 14 Nov 2022 to 23 Nov 2022 (9 days) by OpenRent, London

No Agent Fees | Property Reference Number: 1550618

£800 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: **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.



Yorke Street, Nottingham, NG15

211758116

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