

LET PROPERTY PACK

INVESTMENT INFORMATION

Gadsby Street, Nuneaton,
CV11

212966759

 www.letproperty.co.uk





Property Description

Our latest listing is in Gadsby Street, Nuneaton, CV11

Get instant cash flow of **£750** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£770** which would provide the investor a Gross Yield of **5.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Gadsby Street, Nuneaton,
CV11

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Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £750

Market Rent: £770

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit	£46,000.00
SDLT Charge	£9,200
Legal Fees	£1,000.00
Total Investment	£56,200.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 770

Returns Based on Rental Income	£750	£770
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£77.00
Total Monthly Costs	£665.00	£667.00
Monthly Net Income	£85.00	£103.00
Annual Net Income	£1,020.00	£1,236.00
Net Return	1.81%	2.20%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£304.00**

Net Return **-0.54%**

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

Annual Net Income Adjusted To **-£1,524.00**

Net Return **-2.71%**

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 £215,000.



£215,000

3 bedroom terraced house for sale

+ Add to report

Dunton Road, Broughton Astley, LEICESTER, LE9

NO LONGER ADVERTISED **SOLD STC**

Marketed from 3 May 2024 to 4 Sep 2024 (124 days) by David Robinson Estate Agents, Broughton Astley



£204,950

3 bedroom semi-detached house for sale

+ Add to report

Gadsby Street, Attleborough, Nuneaton, CV11 4PF

NO LONGER ADVERTISED **SOLD STC**

Marketed from 26 Feb 2024 to 15 Jul 2024 (140 days) by Alan Cooper Estates, Nuneaton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom terraced house

Gadsby Street, Nuneaton

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Aug 2024 to 26 Sep 2024 (41 days) by Carters Estate Agents, Nuneaton

+ Add to report



£895 pcm

2 bedroom house

Gadsby Street, Nuneaton, CV11 4PE

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Jul 2024 to 30 Aug 2024 (34 days) by Pointons, Nuneaton

+ 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**
-  Current term of tenancy: **3 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.

