

LET PROPERTY PACK

INVESTMENT INFORMATION

Maid Marian House,
Hounds Gate, Nottingham
NG1

215385515

 www.letproperty.co.uk





Property Description

Our latest listing is in Maid Marian House, Hounds Gate, Nottingham NG1

Get instant cash flow of **£700** per calendar month with a **21.0%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



LET PROPERTY



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Property Key Features

Studio Flat

Spacious Bathroom

Good Condition

Access to Building Amenities

Factor Fees: £300 per month

Ground Rent: £23 per month

Lease Length: 240 years

Current Rent: £700

Lounge/Bedroom



Kitchen



Bathroom



Exterior



Initial Outlay



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ASSUMED PURCHASE PRICE

£ 40,000

SDLT Charge £2,000

Legal Fees £1,000

Total Investment £43,000

Outlay figures based on assumed cash purchase of £50,000.

Projected Investment Return



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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.



Returns Based on Rental Income	£700
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£300.00
Ground Rent	£23.00
Letting Fees	£70.00
Total Monthly Costs	£408.00
Monthly Net Income	£292.00
Annual Net Income	£3,504.00
Net Return	8.15%

Return Stress Test Analysis Report



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

Annual Net Income **£2,104**
Adjusted To

Net Return **4.89%**

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 £60,000.



£60,000

Studio flat for sale

Spaniel Row, Nottingham

+ Add to report

NO LONGER ADVERTISED SOLD STC

Marketed from 15 Dec 2023 to 29 Nov 2024 (350 days) by Robert Ellis, Arnold



£32,000

Studio flat for sale

Maid Marian, Nottingham, NG1 6BJ

+ Add to report

NO LONGER ADVERTISED SOLD STC

Marketed from 17 Nov 2023 to 21 Mar 2024 (124 days) by yieldit, Manchester

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

Studio flat

[+ Add to report](#)

Maid Marian House, Hounds gate, Nottingham, NG1 6BB

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2024 to 4 Sep 2024 (61 days) by Robert Ellis Lettings & Management, Beeston



£455 pcm

Studio apartment

[+ Add to report](#)

Room 14, KP House NG1 2AP

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2024 to 22 Oct 2024 (67 days) by FHP Living, Nottingham

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: **1 year**



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.



www.letproperty.co.uk

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Nottingham NG1

PROPERTY ID: 12345678



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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