

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Briar Lea, Retford, DN22  
7RZ

216253753

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





## Property Description

Our latest listing is in Briar Lea, Retford, DN22 7RZ

Get instant cash flow of **£535** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£589** which would provide the investor a Gross Yield of **8.2%** 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...



Briar Lea, Retford, DN22  
7RZ

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Garden Ground Space**

**Factor Fees: £331 PM**

**Ground Rent: £10 PM**

**Lease Length: 88 years**

**Current Rent: £535**

**Market Rent: £589**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £86,250.00 and borrowing of £64,687.50 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 86,250.00

25% Deposit £21,562.50

SDLT Charge £4,313

Legal Fees £1,000.00

Total Investment £26,875.00



# Projected Investment Return



The monthly rent of this property is currently set at £535 per calendar month but the potential market rent is

£ 589



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	£535	£589
Mortgage Payments on £64,687.50 @ 5%	£269.53	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£331 PM	
Ground Rent	£10 PM	
Letting Fees	£53.50	£58.90
Total Monthly Costs	£338.03	£343.43
Monthly Net Income	£196.97	£245.57
Annual Net Income	£2,363.63	£2,946.83
Net Return	8.79%	10.96%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,768.83**  
Adjusted To

Net Return                      **6.58%**

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



Annual Net Income      **£1,653.08**  
Adjusted To

Net Return                      **6.15%**

# 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 £94,000.

 £94,000	<div>2 bedroom flat for sale</div> <div>Briar Lea, Retford, DN22</div> <div>NO LONGER ADVERTISED</div> <div>Marketed from 29 Aug 2024 to 10 Jan 2025 (133 days) by Let Property Sales &amp; Management, Glasgow</div> <div>Buy-to-Let Opportunity   Long Term Tenant Currently Situated   Likely to attract enquiries from S...</div> <div><div>Sold price history:</div><div>08/07/2004</div><div>£60,000</div></div> <div><div>EPC:</div><div></div></div> <div>(Approx.) Sqft: 492 sq ft      Price (£) per sqft: £191.09</div>	<div>+ Add to report</div>
 £90,000	<div>2 bedroom flat for sale</div> <div>Forest View, Retford, Nottinghamshire, DN22</div> <div>NO LONGER ADVERTISED    SOLD STC</div> <div>Marketed from 3 Jul 2023 to 31 Aug 2023 (58 days) by Burgin Atkinson, Retford</div>	<div>+ Add to report</div>

# 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**.



£600 pcm

## 2 bedroom flat

Westhill Road, Retford

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Oct 2024 to 29 Oct 2024 (28 days) by William H. Brown Lettings, Worksop

EPC RATING C | GREAT LOCATION | GARDEN | TWO BEDROOMS

+ Add to report



£595 pcm

## 2 bedroom flat

Welbeck Road, Ordsall, Retford

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Sep 2024 to 7 Oct 2024 (14 days) by Martin & Co, Worksop

+ 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: **4 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**