

LET PROPERTY PACK

INVESTMENT INFORMATION

Kent Street, Nottingham,
NG1

218980174

 www.letproperty.co.uk





Property Description

Our latest listing is in Kent Street, Nottingham, NG1

Get instant cash flow of **£790** per calendar month with a **18.2%** Gross Yield for investors.

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...



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NG1

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Property Key Features

Studio Flat

1 bathroom

Good Condition

Easy Access to Local Amenities

Factor Fees: £292 pm

Ground Rent: £25.00 pm

Lease Length: 80 years

Current Rent: £790

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £52,000.00 and borrowing of £39,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 52,000.00

25% Deposit	£13,000.00
SDLT Charge	£2,600
Legal Fees	£1,000.00
Total Investment	£16,600.00

Projected Investment Return



The monthly rent of this property is currently set at £790 per calendar month.



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£790
Mortgage Payments on £39,000.00 @ 5%	£162.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£292.00
Ground Rent	£25.00
Letting Fees	£79.00
Total Monthly Costs	£573.50
Monthly Net Income	£216.50
Annual Net Income	£2,598.00
Net Return	15.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,018.00**
Adjusted To

Net Return **6.13%**

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

Annual Net Income **£2,118.00**
Adjusted To

Net Return **12.76%**

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 £56,500.



£56,500

Studio flat for sale

— Remove

Avalon Court, Kent Street, Nottingham, NG1 3LZ

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jun 2021 to 22 Sep 2021 (89 days) by yieldit, Manchester



£55,000

1 bedroom flat for sale

+ Add to re

16 Bath Street, Nottingham NG1 1DD

NO LONGER ADVERTISED

Marketed from 22 Aug 2022 to 25 Oct 2022 (64 days) by haart, Nottingham

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**.



£800 pcm

Studio apartment

+ Add to report

Studio Apartment, Nottingham City Centre, NG1

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Sep 2023 to 2 Oct 2023 (25 days) by Frank Innes Lettings, Nottingham



£797 pcm

Studio flat

+ Add to report

Flat 1, Clare Court, 2 Clare Street, Nottingham

NO LONGER ADVERTISED

Marketed from 13 Dec 2022 to 26 Sep 2024 (653 days) by Megaclose Ltd, 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: **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.



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