

LET PROPERTY PACK

INVESTMENT INFORMATION

Vernon Avenue,
Nottingham, NG6

219950864

 www.letproperty.co.uk





Property Description

Our latest listing is in Vernon Avenue, Nottingham, NG6

Get instant cash flow of **£700** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£1,004** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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219950864



Property Key Features

2 Bedroom

1 Bathroom

Expansive Lounge

Well-Appointed Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £1,004

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£49,700.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,004

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



Returns Based on Rental Income	£700	£1,004
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.00	£100.40
Total Monthly Costs	£585.00	£615.40
Monthly Net Income	£115.00	£388.60
Annual Net Income	£1,380.00	£4,663.20
Net Return	2.78%	9.38%

Return Stress Test Analysis Report



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

Annual Net Income **£2,655.20**
Adjusted To

Net Return **5.34%**

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



Annual Net Income **£2,263.20**
Adjusted To

Net Return **4.55%**

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 £200,000.

 £200,000	<h3>2 bedroom end of terrace house for sale</h3> <p>Tunstall Drive, Basford, Nottinghamshire, NG5 1LZ</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 2 Jul 2025 to 9 Jul 2025 (7 days) by HoldenCopley, Arnold</p> + Add to report
 £180,000	<h3>2 bedroom end of terrace house for sale</h3> <p>Breconshire Gardens, Nottingham, NG6 0RF</p> <p>NO LONGER ADVERTISED SOLD STC</p> <p>Marketed from 11 Apr 2025 to 18 Jul 2025 (98 days) by Tomlinson Estate Management Limited, Lenton</p> + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom house

Fox Grove, NOTTINGHAM

NO LONGER ADVERTISED

Marketed from 12 Nov 2024 to 4 Dec 2024 (22 days) by William H. Brown Lettings, Nottingham

+ Add to report



£970 pcm

2 bedroom house

Vernon Avenue, NG6

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jul 2024 to 30 Jul 2024 (27 days) by Bairstow Eves Lettings, Carlton

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
within the last 2 years**



Payment history: **On time for length of tenancy**

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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