

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Riseborough Walk,  
Nottingham, NG6

222534300

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





## Property Description

Our latest listing is in Riseborough Walk, Nottingham, NG6

Get instant cash flow of **£550** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£879** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Riseborough Walk,  
Nottingham, NG6

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## Property Key Features

**3 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

**Market Rent: £879**



# Kitchen





# Bedrooms



# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 135,000.00

25% Deposit £33,750.00

SDLT Charge £6,950

Legal Fees £1,000.00

Total Investment £41,700.00



# Projected Investment Return



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



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 879

Returns Based on Rental Income	£550	£879
Mortgage Payments on £101,250.00 @ 5%	£421.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£87.90
Total Monthly Costs	£491.88	£524.78
Monthly Net Income	£58.13	£354.23
Annual Net Income	£697.50	£4,250.70
Net Return	1.67%	10.19%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,492.70**  
Adjusted To

Net Return                      **5.98%**

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

Annual Net Income      **£2,225.70**  
Adjusted To

Net Return                      **5.34%**



# 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 £175,000.



£175,000

## 3 bedroom terraced house for sale

Acle Gardens, NOTTINGHAM

**CURRENTLY ADVERTISED**

Marketed from 17 Oct 2025 by William H. Brown, Bulwell

+ Add to report



£165,000

## 3 bedroom terraced house for sale

Riseborough Walk, NOTTINGHAM

**NO LONGER ADVERTISED**

**SOLD STC**

Marketed from 3 Apr 2025 to 26 Sep 2025 (175 days) by William H. Brown, Bulwell

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 3 bedroom semi-detached house

Hucknall Lane, Nottingham, NG6

CURRENTLY ADVERTISED

Marketed from 17 Oct 2025 by Anthony Hancock Limited, Melton Mowbray

+ Add to report



£1,100 pcm

## 3 bedroom terraced house

Riseborough Walk, Bulwell, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Aug 2024 to 25 Sep 2024 (28 days) by SAB PROPERTIES, Long Eaton

+ Add to report

# Current Tenant Profile



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: **5 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**