

LET PROPERTY PACK

INVESTMENT INFORMATION

Clickers Mews,
Northampton NN5

224732701

 www.letproperty.co.uk





Property Description

Our latest listing is in Clickers Mews, Northampton NN5

Get instant cash flow of **£895** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Clickers Mews,
Northampton NN5

224732701



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £173.00 pm

Ground Rent: TBC

Lease Length: 129 years

Current Rent: £895

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£6,250
Legal Fees	£1,000.00
Total Investment	£38,500.00

Projected Investment Return



The monthly rent of this property is currently set at £895 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£895	£900
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£173.00	
Ground Rent	TBC	
Letting Fees	£89.50	£90.00
Total Monthly Costs	£668.13	£668.63
Monthly Net Income	£226.88	£231.38
Annual Net Income	£2,722.50	£2,776.50
Net Return	7.07%	7.21%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£976.50**
Adjusted To

Net Return **2.54%**

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

Annual Net Income **£901.50**
Adjusted To

Net Return **2.34%**

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 £125,000.



1 bedroom flat for sale

+ Add

Clickers Mews, Northampton

NO LONGER ADVERTISED

Marketed from 3 Jun 2020 to 21 Nov 2020 (171 days) by Simpson & Partners, Northampton



1 bedroom apartment for sale

+ Add to rep

Scribers Drive, Upton, Northampton, NN5

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 May 2021 to 6 Jan 2022 (245 days) by Edward Knight Estate Agents, Northampton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

1 bedroom coach house

Parkside, Upton, NN5 4EQ

CURRENTLY ADVERTISED

LET AGREED

Marketed from 28 Jan 2026 by Albion knights (properties) Ltd, Northampton



£875 pcm

1 bedroom flat

High Street, Upton, Northampton

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Oct 2025 to 5 Dec 2025 (35 days) by Oscar James, Kettering

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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.



www.letproperty.co.uk

Clickers Mews, Northampton NN5

224732701

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