

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Southwell Road West,  
Mansfield, NG18

223623039

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





## Property Description

Our latest listing is in Southwell Road West, Mansfield, NG18

Get instant cash flow of **£620** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£815** which would provide the investor a Gross Yield of **9.3%** 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...**



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Well-Equipped Kitchen**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £620**

**Market Rent: £815**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£32,500.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £620 per calendar month but the potential market rent is

£ 815



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



Returns Based on Rental Income	£620	£815
Mortgage Payments on £78,750.00 @ 5%	<b>£328.13</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£62.00</b>	<b>£81.50</b>
<b>Total Monthly Costs</b>	<b>£405.13</b>	<b>£424.63</b>
<b>Monthly Net Income</b>	<b>£214.88</b>	<b>£390.38</b>
<b>Annual Net Income</b>	<b>£2,578.50</b>	<b>£4,684.50</b>
<b>Net Return</b>	<b>7.93%</b>	<b>14.41%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,054.50**  
Adjusted To

Net Return                      **9.40%**

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

Annual Net Income      **£3,109.50**  
Adjusted To

Net Return                      **9.57%**

# 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 £110,000.



£110,000

## 3 bedroom semi-detached house for sale

+ Add to report

Bolsover Street, Mansfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Jul 2023 to 7 Mar 2024 (232 days) by W A Barnes, Sutton in Ashfield



£105,000

## 3 bedroom end of terrace house for sale

+ Add to report

Rock Street, Mansfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Feb 2024 to 22 Mar 2024 (49 days) by Thomas James Estate Agents, Cotgrave

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 3 bedroom detached house

Northfield Close, Mansfield, NG18

NO LONGER ADVERTISED

Marketed from 10 May 2025 to 6 Jun 2025 (27 days) by John Sankey, Mansfield

+ Add to report



£1,100 pcm

## 3 bedroom semi-detached house

Windsor Road, Mansfield, Nottinghamshire, NG18

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jun 2022 to 4 Dec 2025 (1269 days) by David Blount Ltd, Kirkby-in-Ashfield

+ 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: **20 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**