

LET PROPERTY PACK

INVESTMENT INFORMATION

Eltham Road West
Bridgford, Nottingham,
NG2 5JU

203496883

 www.letproperty.co.uk





Property Description

Our latest listing is in Eltham Road West Bridgford, Nottingham, NG2 5JU

Get instant cash flow of **£875** per calendar month with a **3.0%** Gross Yield for investors.

This property has a potential to rent for **£2,250** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Eltham Road West
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Property Key Features

3 bedroom

1 bathroom

Garden Grounds

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £875

Market Rent: £2,250

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £350,000 and borrowing of £262,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 350,000.00

25% Deposit	£87,500.00
SDLT Charge	£15,500
Legal Fees	£1,000.00
Total Investment	£104,000.00

Projected Investment Return

The monthly rent of this property is currently set at £875 per calendar month but the potential market rent is

£ 2,250



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£875	£2,250
Mortgage Payments on £262,500.00 @ 5%	£1,093.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£87.50	£225.00
Total Monthly Costs	£1,196.25	£1,333.75
Monthly Net Income	-£321.25	£916.25
Annual Net Income	-£3,855.00	£10,995.00
Net Return	-3.71%	10.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,495.00**
Adjusted To

Net Return **6.25%**

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

Annual Net Income **£5,745.00**
Adjusted To

Net Return **5.52%**

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 £365,000.



£365,000



3 bedroom semi-detached house for sale

Eltham Road, West Bridgford, Nottingham, NG2

+ Add to report

NO LONGER ADVERTISED

Three Bedrooms | Open Plan Kitchen Diner | Spacious Driveway | South Facing Rear Garden | Walking...

SOLD PRICE HISTORY

29 Sep 2023	£340,000
31 Jul 2014	£197,500

Marketed from 8 Feb 2022 to 9 Jun 2022 (121 days) by Frank Innes, West Bridgford



£350,000



3 bedroom semi-detached house for sale

Eltham Road, West Bridgford, Nottingham, NG2

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Three Bedroom Semi-Detached Home | Popular West Bridgford Location | Large South Facing Rear Gard...

SOLD PRICE HISTORY

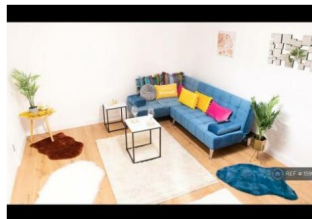
2 Mar 2007	£165,000
3 Jun 2004	£149,000

Marketed from 10 May 2023 to 27 Sep 2023 (139 days) by Rex Gooding, West Bridgford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,000 based on the analysis carried out by our letting team at **Let Property Management**.



£4,000 pcm

3 bedroom end of terrace house

Osier Road, Nottingham, NG2

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Bills Included | Property Reference Number: 1599118

Marketed from 31 Mar 2023 to 8 May 2023 (37 days) by OpenRent, London



£2,340 pcm

3 bedroom town house

42 week tenancySTUDENTS ** House** BILLS and INTERNET included ** Stratford Road

+ Add to report

NO LONGER ADVERTISED






Fabulous ** STUDENTS NEW 3 bedroom HOUSE with BILLS and INTERNET INCLUDED ** | Available 15th Sep...

Marketed from 16 Jan 2023 to 7 Mar 2023 (49 days) by WB Lets, West Bridgford

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: **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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NG2 5JU

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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