

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Watnall Road Hucknall,  
Nottingham, NG1

203494830

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





## Property Description

Our latest listing is in Watnall Road Hucknall, Nottingham, NG1

Get instant cash flow of **£2,400** per calendar month with a **8.7%** Gross Yield for investors.

**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...**



Watnall Road Hucknall,  
Nottingham, NG1

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## Property Key Features

**5 bedrooms**

**3 bathrooms**

**Three Piece Bathroom**

**Garden Ground**

**Factor Fees: £0.00**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £2,400**

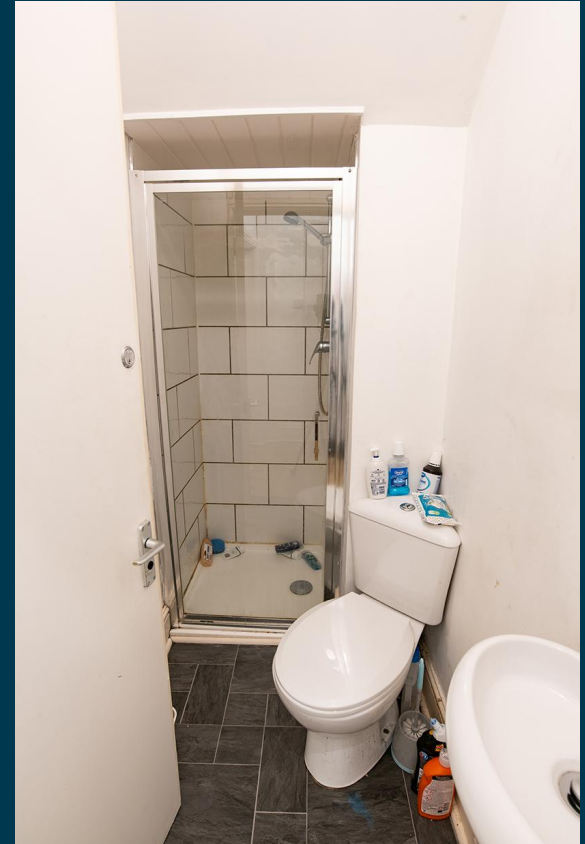
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £330,000 and borrowing of £247,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 330,000.00

25% Deposit	£82,500.00
SDLT Charge	£13,900
Legal Fees	£1,000.00
Total Investment	£97,400.00



# Projected Investment Return



Monthly rent of this property is currently set per calendar month at

£ 2,400



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	£2,400
Mortgage Payments on £247,500.00 @ 5%	£1,031.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	TBC
Letting Fees	£240.00
<b>Total Monthly Costs</b>	<b>£1,286.25</b>
<b>Monthly Net Income</b>	<b>£1,113.75</b>
<b>Annual Net Income</b>	<b>£13,365.00</b>
<b>Net Return</b>	<b>13.72%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,045.00**  
Adjusted To

Net Return                      **5.18%**

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

Annual Net Income      **£4,095.00**  
Adjusted To

Net Return                      **4.20%**

# 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 £291,000.



£285,000



**4 bedroom terraced house for sale**  
Beardall Street, Hucknall, Nottinghamshire, NG15 7HA

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Three-Storey Terraced House | Four Bedrooms | Two Reception Rooms | Contemporary Kitchen | Cellar...

SOLD PRICE HISTORY

18 Jan 2023	£291,000
19 Jul 2019	£198,000
4 Dec 2013	£131,500

Marketed from 12 Jul 2022 to 9 Jan 2023 (181 days) by HoldenCopley, Hucknall



£250,000



**4 bedroom terraced house for sale**  
Derbyshire Lane, Hucknall, Nottingham, NG15

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

3 Storey Mid Terrace Victorian House | 4 Double Bedrooms | 2 Reception Rooms | Home Bar | Separat...

SOLD PRICE HISTORY

17 Aug 2023	£255,000
7 May 2020	£190,000
15 Aug 2017	£165,000

Marketed from 6 Apr 2023 to 16 Aug 2023 (131 days) by Watsons Estate Agents, Nottingham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,800 based on the analysis carried out by our letting team at **Let Property Management**.



£2,800 pcm

## 5 bedroom terraced house

Queens Road, Beeston, Nottingham, NG9

CURRENTLY ADVERTISED

Private Garden | Private Driveway | Shower | Burglar alarm | Dishwasher | Fridge Freezer

Marketed from 17 Feb 2024 by Sandstone UK Property Management Solutions Ltd, Nottingham

+ Add to report



£2,750 pcm

## 5 bedroom detached house

Lacewood Close, Bestwood Village, Nottingham, NG6

CURRENTLY ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1878648






Marketed from 25 Mar 2024 by OpenRent, London

+ 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: **0-2 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](http://www.letproperty.co.uk)

Watnall Road Hucknall, Nottingham, NG1

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.



**LETPROPERTY**