

LET PROPERTY PACK

INVESTMENT INFORMATION

Brandreth Avenue
Sutton-in-Ashfield, NG17

203573000

 www.letproperty.co.uk





Property Description

Our latest listing is in Brandreth Avenue Sutton-in-Ashfield, NG17

Get instant cash flow of **£650** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

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...



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Property Key Features

3 bedrooms

1 bathroom

Three Piece Bathroom

Garden Ground

Factor Fees: £0

Ground Rent: N/A

Lease Length: N/A

Current Rent: £650

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£43,000.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£650	£1,150
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	N/A	
Letting Fees	£65.00	£115.00
Total Monthly Costs	£548.75	£598.75
Monthly Net Income	£101.25	£551.25
Annual Net Income	£1,215.00	£6,615.00
Net Return	2.83%	15.38%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,315.00**
Adjusted To

Net Return **10.03%**

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

Annual Net Income **£4,365.00**
Adjusted To

Net Return **10.15%**

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 £147,000.



£150,000



3 bedroom semi-detached house for sale

Brandreth Avenue, Sutton-in-Ashfield, NG17

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Three Bedrooms | Semi-Detached House | Lovely Well Cared For Gardens | Gas Central Heating | Doubl...

SOLD PRICE HISTORY

22 Oct 2021	£147,000
21 Oct 2019	£105,000

Marketed from 3 Jul 2021 to 18 Oct 2021 (107 days) by Location, Sutton-in-Ashfield



£130,000



3 bedroom semi-detached house for sale

Brandreth Avenue, Sutton-in-Ashfield, NG17

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Fully Refurbished Throughout | Stunning Integrated Breakfast Kitchen | Three Bedrooms | Modern Fl...

SOLD PRICE HISTORY

6 Nov 2020	£135,000
13 Nov 2015	£82,000

Marketed from 26 Jun 2020 to 6 Nov 2020 (133 days) by Your Move, Kirkby-In-Ashfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property Management**.



£1,650 pcm

3 bedroom stone house

Newstead Abbey Park, Nottingham

+ Add to report

NO LONGER ADVERTISED

GRADE TWO LISTED BUILDING | CHARACTER PROPERTY | THREE BEDROOMS | BALCONY | EN SUITE & FAMILY BAT...

SOLD PRICE HISTORY



£1,500 pcm

3 bedroom detached house

Park Lane Farm, Shirland

+ Add to report

NO LONGER ADVERTISED






3 Bedrooms | Shirland | Detached House | Unfurnished | Children Welcome | Sorry, No Smokers | Lar...

SOLD PRICE HISTORY

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: **5 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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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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