

LET PROPERTY PACK

INVESTMENT INFORMATION

Mill Road, Stapleford,
Nottingham, NG9 8GD

209772377

 www.letproperty.co.uk





Property Description

Our latest listing is in Mill Road, Stapleford, Nottingham, NG9 8GD

Get instant cash flow of **£800** per calendar month with a **4.9%** Gross Yield for investors.

With great potential returns and located within a prime rental location in the Southside of Glasgow, it will make for a reliable long term investment for an investor.

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



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Property Key Features

2 Bedroom

1 Bathroom

Modern Kitchen

Spacious room

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit	£48,750.00
SDLT Charge	£5,850
Legal Fees	£1,000.00
Total Investment	£55,600.00

Projected Investment Return



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	£800
Mortgage Payments on £146,250.00 @ 5%	£609.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£80.00
Total Monthly Costs	£704.38
Monthly Net Income	£95.63
Annual Net Income	£1,147.50
Net Return	2.06%

Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£452.50**

Net Return **-0.81%**

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


Annual Net Income Adjusted To **-£1,777.50**

Net Return **-3.20%**

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 £175,000.



£175,000

2 bedroom end of terrace house for sale


+ Add to report


Taft Avenue, Sandiacre, Nottinghamshire, NG10 5PX


NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 May 2021 to 4 Nov 2021 (159 days) by HoldenCopley, Long Eaton

End-Terrace House | Two Bedrooms | Spacious Living Room | Modern Kitchen/Diner | Three Piece Bath...

 Sold price history: [View](#)

 Floor plan: [View](#)



£175,000

2 bedroom end of terrace house for sale

+ Add to report

New Terrace, Sandiacre, Nottingham

NO LONGER ADVERTISED **SOLD STC**

Marketed from 7 May 2021 to 1 Sep 2021 (116 days) by Robert Ellis, Stapleford

MODERN END TOWN HOUSE | TWO BEDROOMS | GENEROUS PLOT | AMPLE OFF-STREET PARKING | SINGLE GARAGE |...

Rent Comparables Report



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



£175,000

2 bedroom end of terrace house for sale

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Floor plan: [View](#)



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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: **Moved in with in last 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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8GD

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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.



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