

¥

LET PROPERTY PACK

INVESTMENT INFORMATION

North Road, Nottingham, NG10

211941928

(www.letproperty.co.uk





Property Description

Our latest listing is in North Road, Nottingham, NG10.

Get instant cash flow of £775 per calendar month with a 5.8% Gross Yield for investors.

This property has a potential to rent for **£819** which would provide the investor a Gross Yield of **6.1%** 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...

LETPR®PERTY





North Road, Nottingham, NG10

211941928

2 bedrooms Factor F 1 bathroom Ground Spacious Rooms Lease Lease

Property Key Features

Well-Maintained Property

 \oslash

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £775 Market Rent: £819







Kitchen





Bedrooms





Bathroom





Exterior



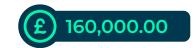






Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

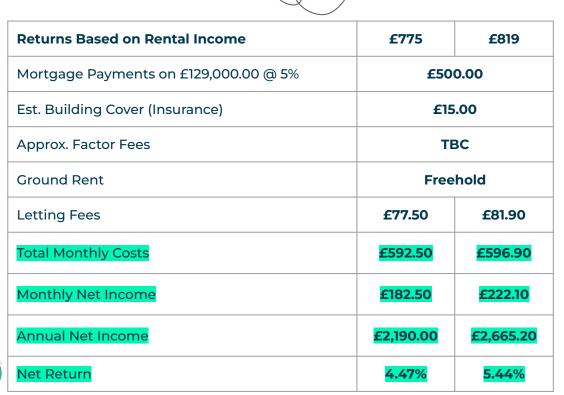


25% Deposit	£40,000.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£49,000.00

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. The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is \bigcirc





819

Return Stress Test Analysis Report





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

Annual Net Income **£1,027.20** Adjusted To

Net Return

2.10%

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

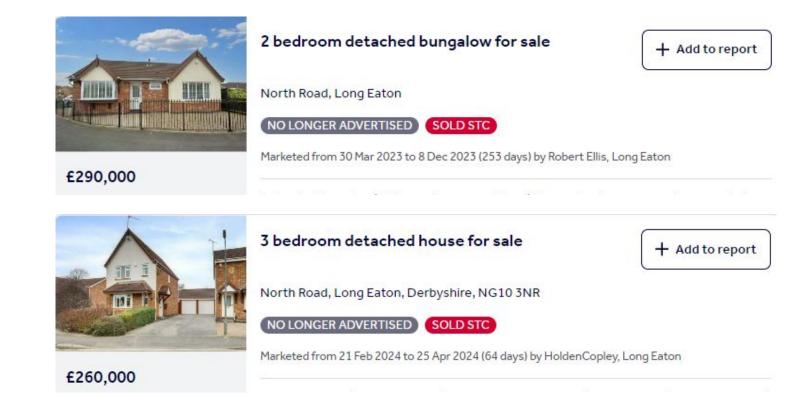
Annual Net Income **£265.20** Adjusted To

Net Return 0.54%

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 £290,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom semi-detached house	+ Add to report
	Myrtle Avenue, Long Eaton	
	NO LONGER ADVERTISED LET AGREED	
£900 pcm	Marketed from 31 May 2024 to 5 Aug 2024 (65 days) by Leaders Lettings, Lor	ng Eaton



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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

North Road, Nottingham, NG10

211941928

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.

