

LET PROPERTY PACK

INVESTMENT INFORMATION

Pelham Road,
Nottingham, NG5 1AT

211122589

 www.letproperty.co.uk





Property Description

Our latest listing is in Pelham Road, Nottingham, NG5 1AT

Get instant cash flow of **£850** per calendar month with a **8.5%** Gross Yield for investors.

With great potential returns and located within a prime rental location in Nottingham, 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

Spacious Lounge

Spacious Room

Factor Fees: £2,200/ Annum

Ground Rent: TBC

Lease Length: TBC

Current Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£3,600
Legal Fees	£1,000.00
Total Investment	£34,600.00

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	£850
Mortgage Payments on £90,000.00 @ 5%	£375.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£183.3/month
Ground Rent	TBC
Letting Fees	£85.00
Total Monthly Costs	£475.00
Monthly Net Income	£375.00
Annual Net Income	£4,500.00
Net Return	13.01%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,800.00**
Adjusted To

Net Return **8.09%**

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


Annual Net Income **£2,700.00**
Adjusted To

Net Return **7.80%**

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 £120,000.



2 bedroom flat for sale + Add to report

Templars Court, Nottingham, Nottinghamshire, NG7

CURRENTLY ADVERTISED

Marketed from 6 Nov 2024 by John Shepherd, Nottingham City

Two bedrooms | Great transport links | Allocated parking space | Ideal location for QMC | Easy ac...


£120,000

Sold price history: View

26/05/2006	£108,796
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EPC: View

(Approx.) Sqft: **581 sq ft** Price (£) per sqft: **£206.45**



2 bedroom flat for sale + Add to report

Newark Crescent, Sneinton, NG2

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 27 Sep 2024 by Purplebricks, covering Nottingham


£120,000

TWO DOUBLE BEDROOMS | BEAUTIFULLY PRESENTED | MODERN FITTED KITCHEN | LARGE

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 apartment

Aragon Court, Raleigh Street, NG7

CURRENTLY ADVERTISED **LET AGREED**

Marketed from 8 Nov 2024 by Bairstow Eves Lettings, Nottingham

AVAILABLE MAY | *FULLY FURNISHED* | *ALLOCATED PARKING* | *SOUGHT AFTER AREA* | *CLOSE TO CITY ...

£900 pcm


[+ Add to report](#)

Sold price history: [View](#)

22/07/2020	£100,000
28/09/2007	£95,000
31/10/2003	£104,000

EPC: [View](#)

(Approx.) Sqft: **560 sq ft** Price (£) per sqft: **£1.61**



2 bedroom apartment

8 Third Avenue, NG7 6JH

CURRENTLY ADVERTISED

Marketed from 7 Nov 2024 by FHP Living, Nottingham

£900 pcm

[+ Add to report](#)

Two Bedroom Apartment | Newly Renovated | High Quality Kitchen | One Double & One Single | Off

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 within 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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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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