

LET PROPERTY PACK

INVESTMENT INFORMATION

Pelham Road,
Nottingham, NG5

211122589

 www.letproperty.co.uk





Property Description

Our latest listing is in Pelham Road, Nottingham, NG5

Get instant cash flow of **£850** per calendar month with a **9.5%** 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 Bedrooms

1 Bathroom

Spacious Lounge

Well-Maintained Property

**Factor Fees and Ground Rent:
£180.00**

Lease Length: 118 years

Current Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £107,000.00 and borrowing of £80,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 107,000.00

25% Deposit	£26,750.00
SDLT Charge	£5,350
Legal Fees	£1,000.00
Total Investment	£33,100.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month.



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 £80,250.00 @ 5%	£334.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees and Ground Rent	£180.00
Letting Fees	£85.00
Total Monthly Costs	£614.38
Monthly Net Income	£235.63
Annual Net Income	£2,827.50
Net Return	8.54%

Return Stress Test Analysis Report



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

Annual Net Income **£1,127.50**
Adjusted To

Net Return **3.41%**

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


Annual Net Income **£1,222.50**
Adjusted To

Net Return **3.69%**

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...

 Sold price history: [View](#)

26/05/2006 £108,796

 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

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 [+ Add to report](#)

Aragon Court, Raleigh Street, NG7


CURRENTLY ADVERTISED **LET AGREED**

Marketed from 8 Nov 2024 by Balrston Eves Lettings, Nottingham


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

 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 [+ Add to report](#)

8 Third Avenue, NG7 6JH

CURRENTLY ADVERTISED

Marketed from 7 Nov 2024 by FHP Living, Nottingham

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 the 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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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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