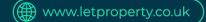


LET PROPERTY PACK

INVESTMENT INFORMATION

Spaniel Row, Nottingham, NG1

213097312











Property Description

Our latest listing is in Spaniel Row, Nottingham, NG1

Get instant cash flow of £728 per calendar month with a 12.5% Gross Yield for investors.

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...







Spaniel Row, Nottingham, NG1



Property Key Features

Studio Flat

1 Bathroom

Communal Laundry Room

Expansive Living Space

Factor Fees: £262.67 PM

Ground Rent: £12.50 PM

Lease Length: 240 years

Current Rent: £728

213097312

Lounge









Kitchen







Bedrooms



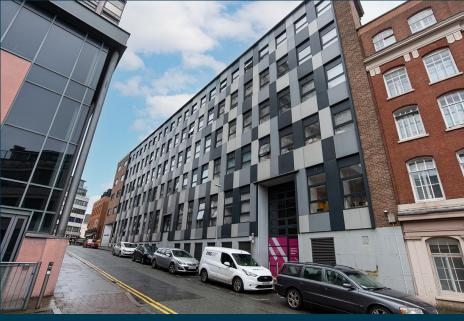




Exterior







Initial Outlay





ASSUMED PURCHASE PRICE



SDLT Charge £3,500

Legal Fees £1,000

Total Investment £74,500

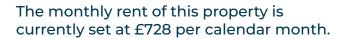
Outlay figures based on assumed cash purchase of £50,000.

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£728
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£262.67
Ground Rent	£12.50
Letting Fees	£72.80
Total Monthly Costs	£362.97
Monthly Net Income	£365.03
Annual Net Income	£4,380.36
Net Return	5.88%

Return Stress Test Analysis Report





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

Annual Net Income £2,924

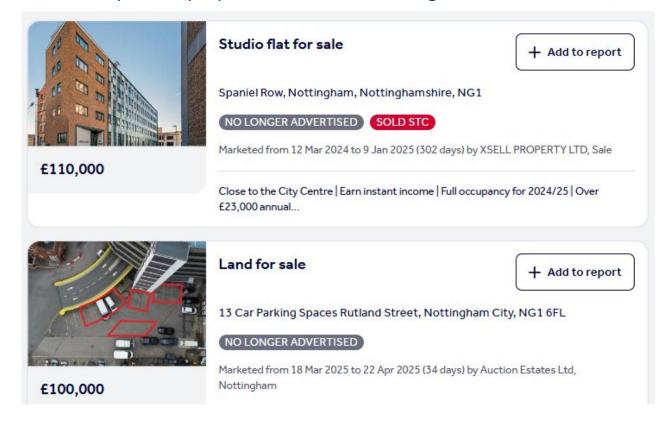
Adjusted To

Net Return 3.93%

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 £110,000.



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

Studio flat

Studio 7 Express Buildings

CURRENTLY ADVERTISED

Marketed from 31 Oct 2023 by Oak Student Letts, Nottingham



Studio flat

Minerva House, Nottingham, Nottinghamshire, NG1

CURRENTLY ADVERTISED

Marketed from 17 Jun 2025 by Slater and Brandley, Nottingham

£953 pcm

+ Add to report

+ Add to report

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



Current term of tenancy: 2 years+



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



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.





Interested in this property investment?

Call us on **0141 478 0985**

www.letproperty.co.uk

Spaniel Row, Nottingham, NG1



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.