

LET PROPERTY PACK

INVESTMENT INFORMATION

Hadrian Gardens,
Nottingham, NG5 9PQ

211972702

 www.letproperty.co.uk





Property Description

Our latest listing is in Hadrian Gardens, Nottingham, NG5 9PQ

Get instant cash flow of **£650** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£794** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

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...



Hadrian Gardens,
Nottingham, NG5 9PQ

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: Freehold

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £794

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit	£37,250.00
SDLT Charge	£4,470
Legal Fees	£1,000.00
Total Investment	£42,720.00

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 £650 per calendar month but the potential market rent is

£ 794

Returns Based on Rental Income	£650	£794
Mortgage Payments on £111,750.00 @ 5%	£465.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	Freehold	
Ground Rent	Freehold	
Letting Fees	£65.00	£79.40
Total Monthly Costs	£545.63	£560.03
Monthly Net Income	£104.38	£233.98
Annual Net Income	£1,252.50	£2,807.70
Net Return	2.93%	6.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,219.70**
Adjusted To

Net Return **2.86%**

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





Annual Net Income **£572.70**
Adjusted To

Net Return **1.34%**

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 £180,000.

 £180,000  View floor plan	2 bedroom end of terrace house for sale St. Albans Road, Bestwood Village, Nottinghamshire, NG6 8TR NO LONGER ADVERTISED SOLD STC Marketed from 5 Jul 2024 to 9 Dec 2024 (156 days) by HoldenCopley, Hucknall End-Terraced House Two Bedrooms Good-Sized Living Room Fitted Kitchen/Diner Four-Piece Ba... Sold price history: 15/09/2006 £90,000 EPC: (Approx.) Sqft: 775 sq ft Price (£) per sqft: £232.26 View View + Add to report
 £180,000  View floor plan	2 bedroom terraced house for sale St. Albans Road, Bestwood Village, NOTTINGHAM NO LONGER ADVERTISED SOLD STC Marketed from 10 Apr 2024 to 29 Jul 2024 (109 days) by Burchell Edwards, Hucknall Two Bedroom Home Mid-Terrace Property Garage Views of Bestwood Park Close To Local Ame... Sold price history: 31/08/2018 28/02/2000 £125,400 £41,950 EPC: (Approx.) Sqft: 829 sq ft Price (£) per sqft: £217.18 View View + Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom terraced house Hardstaff Road, Sneinton CURRENTLY ADVERTISED Marketed from 9 Dec 2024 by Tristrans Sales & Lettings, Nottingham Freshly painted and carpet upstairs. Gas centrally heated. On street permit parking. Neutra... Sold price history: 26/02/2020 £110,000 08/08/2003 £75,000 EPC: (Approx.) Sqft: 581 sq ft Price (£) per sqft: £1.46	+ Add to report View View
 View floor plan		
	2 bedroom house The Wells Road, Nottingham, NG3 CURRENTLY ADVERTISED Marketed from 6 Dec 2024 by Frank Innes Lettings, West Bridgford Available 31st January 2025 Excellent Two Bedroom Town House Front & Rear Gardens Gas Centr... Sold price history: 02/12/2005 £84,400 EPC: (Approx.) Sqft: 527 sq ft Price (£) per sqft: £1.61	+ Add to report View View
		

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.



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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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