

LET PROPERTY PACK

INVESTMENT INFORMATION

Fenwick Street, Mansfield,
NG20 0NH

213022005

 www.letproperty.co.uk





Property Description

Our latest listing is in Fenwick Street, Mansfield, NG20 0NH

Get instant cash flow of **£1,600** per calendar month with a **10.4%** Gross Yield for investors.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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NG20 0NH

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Property Key Features

4 bedrooms

1 bathroom

HMO Investment

**Likely to attract enquiries from Serious
Investors & Developers**

Factor Fees: tbc

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit £46,000.00

SDLT Charge £5,520

Legal Fees £1,000.00

Total Investment £52,520.00

Projected Investment Return



The monthly rent of this property is currently set at £1,600 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	£1,600	£1,600
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£160.00	£160.00
Total Monthly Costs	£750.00	£750.00

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,000.00**
Adjusted To

Net Return **13.33%**

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

Annual Net Income **£7,440.00**
Adjusted To

Net Return **14.17%**

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 £189,950.



£189,950

4 bedroom semi-detached house for sale

Hawthorne Avenue, Glapwell, Chesterfield

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Jul 2024 to 16 Dec 2024 (150 days) by W. T. Parker, Chesterfield

Offered with No Upward Chain | Traditionally Built Semi Detached House | Reception Hall with Show...

[+ Add to report](#)



£185,000

4 bedroom semi-detached house for sale

Kensington Way, Worksop

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Nov 2024 to 18 Nov 2024 by Kendra Jacob, Bassetlaw



BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME | SITUATED IN A MUCH SOUGHT AFTER LO...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,629 based on the analysis carried out by our letting team at **Let Property Management**.

	<p>4 bedroom semi-detached house</p> <p>Dunkirk Road, Dunkirk, Nottingham, NG7</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 15 Nov 2024 to 10 Jan 2025 (56 days) by Nicholas Humphreys, Nottingham</p> <p>** £105ppw Exclusive of Bills ** NEW BLINDS AND CARPETS WERE FITTED FOR 19/20 TENANCY ** Four do...</p>	+ Add to report
	<p>4 bedroom semi-detached house</p> <p>Lenton Boulevard, Lenton, Nottingham, NG7</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 24 Oct 2024 to 28 Nov 2024 (34 days) by Tomlinson Estate Management Limited, Lenton</p> <p>Furnished Fridge Freezer Microwave Oven/Hob Gas Central Heating Combi Boiler</p>	+ 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**



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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