

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cedar Close,  
Sutton-in-Ashfield, NG17

213809685

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Cedar Close, Sutton-in-Ashfield, NG17

Get instant cash flow of **£500** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

**With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



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## Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £15 pm

Ground Rent: £0.83 pm

Lease Length: 99 years

Current Rent: £500

Market Rent: £600



# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£2,700
Legal Fees	£1,000.00
Total Investment	£26,200.00

# 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 £500 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£500	£600
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£15.00	
Ground Rent	£0.83	
Letting Fees	£50.00	£60.00
Total Monthly Costs	£362.08	£372.08
Monthly Net Income	£137.92	£227.92
Annual Net Income	£1,655.04	£2,735.04
Net Return	6.32%	10.44%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,535.04**  
Adjusted To

Net Return      **5.86%**

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

Annual Net Income      **£1,395.00**  
Adjusted To


Net Return      **5.32%**



# 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 £100,000.00.




**1 bedroom flat for sale**

High Street, Stanton Hill, Sutton-in-Ashfield, Nottinghamshire, NG17

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 13 Jul 2024 by Frank Innes, Sutton-in-Ashfield


**£100,000**



[View floor plan](#)

COMMERCIAL PREMISES AND FLAT | COMMERCIAL INCOME OF APPROX £4,700 PA | FLAT IN NEED OF FULL RE-FU...

[+ Add to report](#)



**1 bedroom terraced house for sale**

Mansfield Road, Skegby, Nottinghamshire, Notts, NG17

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 7 May 2021 to 17 Nov 2021 (194 days) by Bairstow Eves, Sutton in Ashfield

**£80,000**



Traditional mid terrace home | One double bedroom plus attic | Upstairs three piece bathroom | Tw...

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.

 £595 pcm	<div>1 bedroom apartment</div> <div>+ Add to report</div> <div>Biddleston Court, Sutton in Ash</div> <div>NO LONGER ADVERTISED LET AGREED</div> <div>Marketed from 2 Sep 2024 to 25 Sep 2024 (23 days) by English Rose Estate Agents Ltd, Kirkby-In-Ashfield</div> <div>Email enquiries only   Council tax band A   Well presented   Open plan lounge/kitchen   One bedro...</div> <div>EPC: <a href="#">View</a></div> <div>(Approx.) Sqft: 484 sq ft Price (€) per sqft: €1.23</div>
 £575 pcm	<div>1 bedroom flat</div> <div>+ Add to report</div> <div>Pleasley Road, Skegby, Sutton-in-ashfield, NG17 5BS</div> <div>NO LONGER ADVERTISED LET AGREED</div> <div>Marketed from 21 May 2024 to 6 Sep 2024 (107 days) by eXp UK, East Midlands</div> <div>Property Ref SM0559   Bathroom with bath and shower   1 Bedroom   Lounge   Separate kitchen   Wor...</div>

# 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: **5 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.



**LETPROPERTY**