

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Staunton Road, Newark,  
NG24 4EZ

212508001

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





## Property Description

Our latest listing is in Staunton Road, Newark, NG24 4EZ

Get instant cash flow of **£750** per calendar month with a **4.3%** Gross Yield for investors.

This property has a potential to rent for **£917** which would provide the investor a Gross Yield of **5.3%** if the rent was increased to market rate.

**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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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Three Piece Bathroom**

**Well Maintained Property**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £750**

**Market Rent: £917**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit	£51,750.00
SDLT Charge	£6,210
Legal Fees	£1,000.00
Total Investment	£58,960.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 917

Returns Based on Rental Income	£750	£917
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£91.70
Total Monthly Costs	£736.88	£753.58
Monthly Net Income	£13.13	£163.43
Annual Net Income	£157.50	£1,961.10
Net Return	0.27%	3.33%

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.





# Return **Stress Test** Analysis Report



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

Annual Net Income      **£127.10**  
Adjusted To

Net Return                      **0.22%**

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

Annual Net Income      **-£1,143.90**  
Adjusted To

Net Return                      **-1.94%**

# 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 £220,000.



## 3 bedroom semi-detached house for sale

[+ Add to report](#)

The Crescent, Newark

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Dec 2021 to 9 Mar 2022 (88 days) by Newton Fallowell, Newark

£220,000



## 3 bedroom semi-detached house for sale

[+ Add to report](#)

Carlton Road, Newark, NG24

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Feb 2024 to 25 Jun 2024 (116 days) by Yopa, East Midlands & Yorkshire

£199,950

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 3 bedroom semi-detached house

Beech Avenue

CURRENTLY ADVERTISED

Marketed from 18 Jan 2025 by Martin & Co, Newark

+ Add to report



£1,100 pcm

## 3 bedroom semi-detached house

Green Avenue, NEWARK

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Jun 2024 to 15 Aug 2024 (50 days) by William H. Brown Lettings, Sleaford

+ 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: **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**