

LET PROPERTY PACK

INVESTMENT INFORMATION

Potters Hollow,
Nottingham NG6

212133070

 www.letproperty.co.uk





Property Description

Our latest listing is in Potters Hollow, Nottingham NG6

Get instant cash flow of **£600** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£852** which would provide the investor a Gross Yield of **8.1%** if the rent was increased to market rate.

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...



Potters Hollow,
Nottingham NG6

212133070



Property Key Features

2 bedrooms

1 bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 130 years

Current Rent: £600

Market Rent: £852

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£6,350
Legal Fees	£1,000.00
Total Investment	£39,100.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is



£ 852

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	£600	£852
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£60.00	£85.20
Total Monthly Costs	£471.88	£497.08
Monthly Net Income	£128.13	£354.93
Annual Net Income	£1,537.50	£4,259.10
Net Return	3.93%	10.89%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,555.10**
Adjusted To

Net Return **6.53%**

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

Annual Net Income **£2,354.10**
Adjusted To

Net Return **6.02%**

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.



£110,000

2 bedroom flat for sale

[+ Add to report](#)

Potters Hollow, Bulwell, Nottingham, NG6

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Nov 2022 to 11 May 2023 (189 days) by Northwood, Nottingham



£110,000

2 bedroom apartment for sale

[+ Add to report](#)

Potters Hollow, Bulwell, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Jun 2022 to 27 Oct 2023 (489 days) by William H. Brown, Bulwell

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom flat

Bulwell, Nottingham, NG6

NO LONGER ADVERTISED

Marketed from 24 Aug 2024 to 31 Aug 2024 (7 days) by OpenRent, London

[+ Add to report](#)



£795 pcm

2 bedroom flat

Potters Hollow, Bulwell, Nottingham, Nottinghamshire, NG6

CURRENTLY ADVERTISED

LET AGREED

Marketed from 30 Sep 2024 by Your Move, Nottingham

[+ 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