

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Beeston Road,  
Nottingham, NG7 2JS

214345844

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





## Property Description

Our latest listing is in Beeston Road,  
Nottingham, NG7 2JS

Get instant cash flow of **£3,150** per calendar  
month with a **9.8%** 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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## Property Key Features

**7 Bedrooms**

**2 Bathrooms**

**HMO Investment**

**Spacious Lounge and Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £3,150**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £385,000.00 and borrowing of £288,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 385,000.00

25% Deposit £96,250.00

SDLT Charge £28,500

Legal Fees £1,000.00

Total Investment £125,750.00

# Projected Investment Return



The monthly rent of this property is currently set at £3,150 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	£3,150
Mortgage Payments on £288,750.00 @ 5%	£1,203.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£315.00
Total Monthly Costs	£1,533.13
Monthly Net Income	£1,616.88
Annual Net Income	£19,402.50
Net Return	15.43%

# Return Stress Test Analysis Report



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

Annual Net Income      **£13,102.50**  
Adjusted To

Net Return                      **10.42%**

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

Annual Net Income      **£13,627.50**  
Adjusted To



Net Return                      **10.84%**



# 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 £465,000.

 <p>£465,000</p>	<p><b>5 bedroom terraced house for sale</b></p> <p>Dovecote Lane, Beeston, Nottingham</p> <p><b>CURRENTLY ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 14 Aug 2024 by Robert Ellis, Beeston</p> <p>A Victorian Five-Bedroom End Terrace   Retained Much of its Original Character and Charm   Well M...</p>	<a href="#">+ Add to report</a>
 <p>£435,000</p>	<p><b>5 bedroom terraced house for sale</b></p> <p>Beeston Road, Dunkirk, NG7 2JS</p> <p><b>CURRENTLY ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 23 Aug 2024 by Tomlinson Estate Management Limited, Lenton</p> <p>Let for academic year 24-25   HMO licence for 5   Ideal location for Uni of Nottingham students  ...</p>	<a href="#">+ Add to report</a>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,160 based on the analysis carried out by our letting team at **Let Property Management**.

 <p data-bbox="295 536 450 565">£4,160 pcm</p>	<p data-bbox="643 292 875 317">6 bedroom house</p> <p data-bbox="1416 306 1599 331">+ Add to report</p> <p data-bbox="643 388 1159 413">95 Beeston Road, Dunkirk, Nottingham, NG7 2JQ</p> <p data-bbox="653 445 923 470">NO LONGER ADVERTISED</p> <p data-bbox="643 502 1367 527">Marketed from 6 Nov 2023 to 27 Oct 2024 (356 days) by Uni2 Rent, Nottingham</p> <p data-bbox="643 582 1528 607">* £160 BILLS ALL INCLUSIVE * 25/26 ACADEMIC YEAR * BRAND NEW REFURB * VIRTUAL TOUR</p>
 <p data-bbox="303 951 457 980">£4,040 pcm</p>	<p data-bbox="651 705 1076 730">6 bedroom end of terrace house</p> <p data-bbox="1423 722 1607 748">+ Add to report</p> <p data-bbox="651 802 1613 863">*£155pppw incl bills + two free large Papa John's pizzas weekly (T+C's apply)* Beeston Road, Dunkirk, Nottingham</p> <p data-bbox="660 895 931 920">NO LONGER ADVERTISED</p> <p data-bbox="651 952 1360 977">Marketed from 30 Sep 2024 to 30 Nov 2024 (60 days) by Top 365, Nottingham</p>

# 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.



**LETPROPERTY**