

LET PROPERTY PACK

INVESTMENT INFORMATION

Commercial Road,
Nottingham, NG6

214343835

 www.letproperty.co.uk





Property Description

Our latest listing is in Commercial Road, Nottingham, NG6.

Get instant cash flow of **£650** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£924** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

3 bedrooms

1 bathroom

Spacious Rooms

Well-Maintained Property

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £924

Lounge



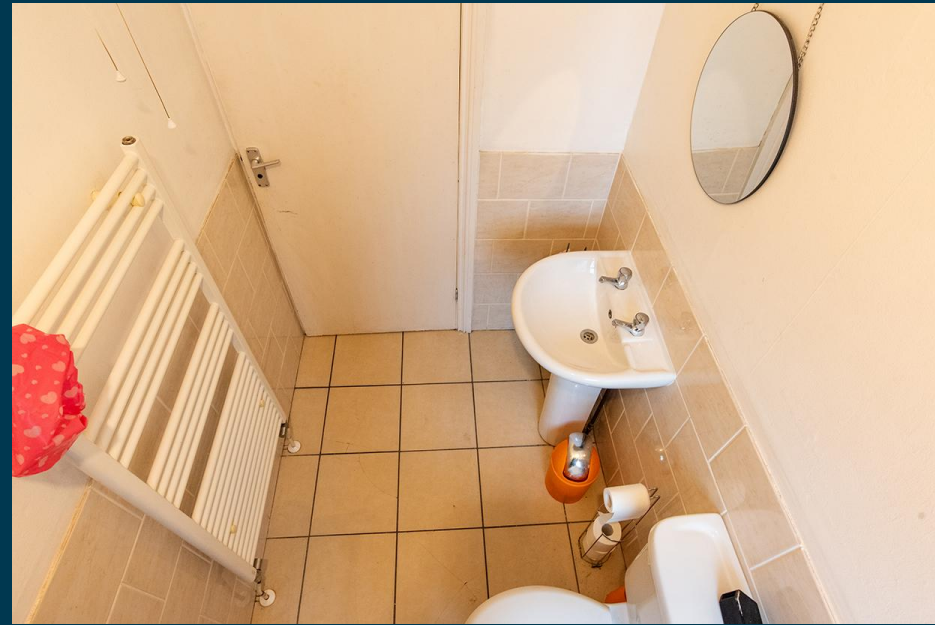
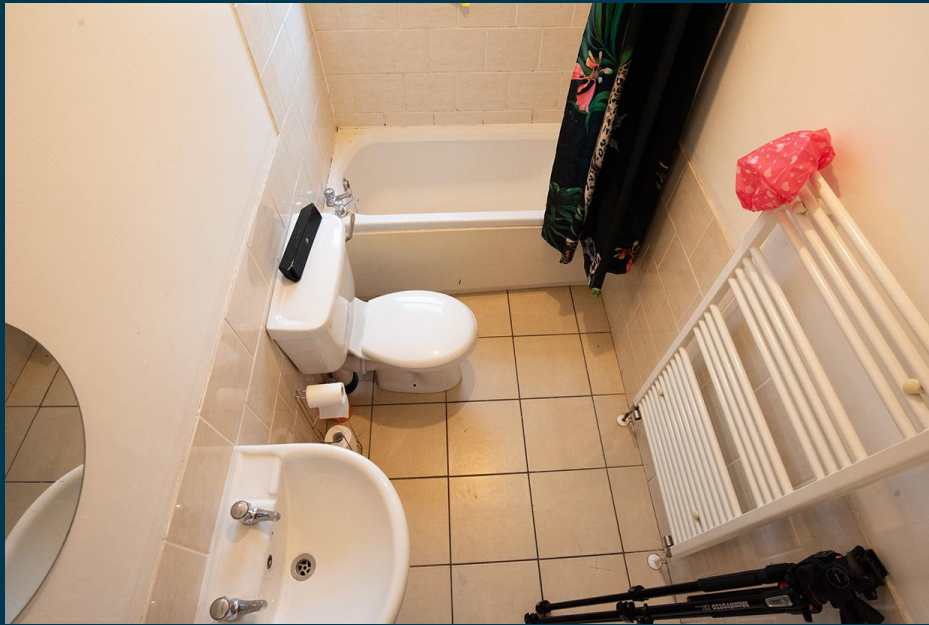
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £172,000.00 and borrowing of £129,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 172,000.00

25% Deposit	£43,000.00
SDLT Charge	£8,600
Legal Fees	£1,000.00
Total Investment	£52,600.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 924



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	£650	£924
Mortgage Payments on £129,000.00 @ 5%	£537.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£92.40
Total Monthly Costs	£617.50	£644.90
Monthly Net Income	£32.50	£279.10
Annual Net Income	£390.00	£3,349.20
Net Return	0.74%	6.37%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,501.20**
Adjusted To

Net Return **2.85%**

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

Annual Net Income **£769.20**
Adjusted To

Net Return **1.46%**

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 £170,000.



£170,000

3 bedroom terraced house for sale

+ Add to re

Saxelby Gardens, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 May 2024 to 16 Sep 2024 (130 days) by William H. Brown, Bulwell



£160,000

3 bedroom terraced house for sale

+ Add to

Saxelby Gardens, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 May 2023 to 31 Aug 2023 (119 days) by haart, Hucknall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,195 based on the analysis carried out by our letting team at **Let Property Management**.



£1,195 pcm

3 bedroom semi-detached house

+ Add to report

Latham Street, Nottingham, Nottinghamshire, NG6

NO LONGER ADVERTISED

Marketed from 4 Sep 2024 to 12 Sep 2024 (8 days) by HC-GB, North



£1,100 pcm

3 bedroom terraced house

+ Add to report

Severn Street, Nottingham, NG6

NO LONGER ADVERTISED

Marketed from 4 Jul 2024 to 8 Jul 2024 (4 days) by OpenRent, London

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