

LET PROPERTY PACK

INVESTMENT INFORMATION

Commercial Road,
Nottingham, NG6

214332381

 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 **£1,041** which would provide the investor a Gross Yield of **7.3%** 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 ensure fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Commercial Road,
Nottingham, NG6

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Property Key Features

3 Bedrooms

1 Bathroom

Garden Ground Space

Spacious Rooms

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £1,041

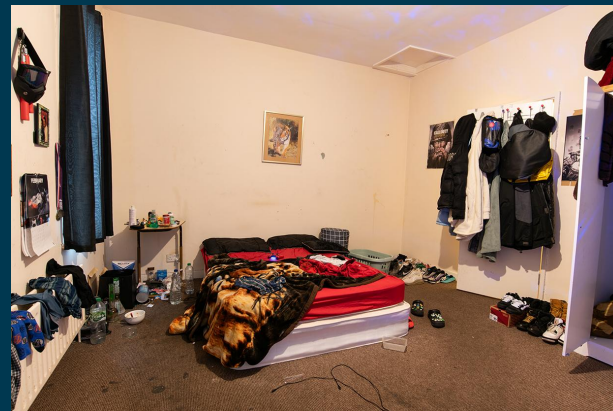
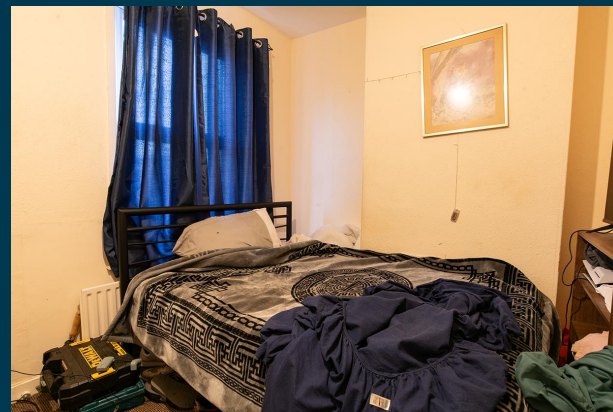
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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



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 £650 per calendar month but the potential market rent is

£ 1,041

Returns Based on Rental Income	£650	£1,041
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	£104.10
Total Monthly Costs	£617.50	£656.60
Monthly Net Income	£32.50	£384.40
Annual Net Income	£390.00	£4,612.80
Net Return	0.74%	8.77%

Return Stress Test Analysis Report



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

Annual Net Income **£2,530.80**
Adjusted To

Net Return **4.81%**

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

Annual Net Income **£2,032.80**
Adjusted To

Net Return **3.86%**

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 £235,000.



£235,000

3 bedroom semi-detached house for sale

Robinsons Hill, Nottingham, Nottinghamshire, NG6

CURRENTLY ADVERTISED

Marketed from 5 Oct 2024 by Bairstow Eves, Nottingham

+ Add to report



£230,000

3 bedroom semi-detached house for sale

Rock Street, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Apr 2023 to 6 Oct 2023 (172 days) by haart, Hucknall

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom house

+ Add to report

Strelley Street, NOTTINGHAM

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Oct 2023 to 19 Oct 2023 (13 days) by William H. Brown Lettings, Nottingham

AVAILABLE NOW | TWO BEDROOMS | BRILLIANT | NG6 | FULLY FURNISHED | FANTASTIC



£1,250 pcm

3 bedroom semi-detached house

+ Add to report

Winrow Gardens, Nottingham, Nottinghamshire, NG6

NO LONGER ADVERTISED

Marketed from 12 Sep 2024 to 1 Oct 2024 (19 days) by Reeds Rains Lettings, Nottingham

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.



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