

LET PROPERTY PACK

INVESTMENT INFORMATION

Burberry Avenue,
Nottingham, NG15

214156894

 www.letproperty.co.uk





Property Description

Our latest listing is in Burberry Avenue, Nottingham, NG15

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **6.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

3 Bedrooms

1 Bathroom and 1 Ensuite

Private Garage Parking

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,200

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £241,000.00 and borrowing of £180,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 241,000.00

25% Deposit £60,250.00

SDLT Charge £12,050

Legal Fees £1,000.00

Total Investment £73,300.00

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.



Returns Based on Rental Income	£1,200
Mortgage Payments on £180,750.00 @ 5%	£753.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£120.00
Total Monthly Costs	£888.13
Monthly Net Income	£311.88
Annual Net Income	£3,742.50
Net Return	5.11%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,342.50**
Adjusted To

Net Return **1.83%**

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

Annual Net Income **£127.50**
Adjusted To

Net Return **0.17%**

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 £250,000.



£250,000

3 bedroom detached house for sale

+ Add to report

Burberry Avenue, Hucknall

NO LONGER ADVERTISED

Marketed from 15 Aug 2023 to 25 Mar 2024 (222 days) by Martin & Co, Hucknall



£240,000

3 bedroom town house for sale

+ Add to report

Burberry Avenue, Hucknall, Nottinghamshire, NG15 7EZ

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Jul 2024 to 3 Feb 2025 (206 days) by HoldenCopley, Hucknall

End Terrace House | Three Bedrooms | Living Room | Fitted Kitchen | Ground Floor W/C | Three Bed

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,350 based on the analysis carried out by our letting team at **Let Property Management**.



£1,350 pcm

3 bedroom detached house

Hanover Court, Hucknall

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Apr 2024 to 18 Jun 2024 (49 days) by Leaders Lettings, Mansfield

+ Add to report



£1,200 pcm

3 bedroom detached house

Crab Apple Grove, Hucknall

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Nov 2024 to 27 Jan 2025 (73 days) by Bairstow Eves Lettings, Hucknall

+ Add to report

Detached House | Three Bedrooms | Kitchen/Diner | Bathroom and Ensuite | Driveway and Garage | On

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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