

LET PROPERTY PACK

INVESTMENT INFORMATION

Huntingdon Street,
Nottingham, NG1

214711933

 www.letproperty.co.uk





Property Description

Our latest listing is in Huntingdon Street, Nottingham, NG1

Get instant cash flow of **£2,400** per calendar month with a **10.0%** Gross Yield for investors.

With tenants 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...



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Property Key Features

A Portfolio of 3 Flats

3 Bathrooms

**Open-Plan Living and Kitchen
Area**

Well-Maintained Properties

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 129 years

Current Rent: £2,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £287,000.00 and borrowing of £215,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 287,000.00

25% Deposit £71,750.00

SDLT Charge £18,700

Legal Fees £1,000.00

Total Investment £91,450.00

Projected Investment Return



The monthly rent of this property is currently set at £2,400 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	£2,400
Mortgage Payments on £215,250.00 @ 5%	£896.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£240.00
Total Monthly Costs	£1,151.88
Monthly Net Income	£1,248.13
Annual Net Income	£14,977.50
Net Return	16.38%

Return Stress Test Analysis Report



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

Annual Net Income **£10,177.50**
Adjusted To

Net Return **11.13%**

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

Annual Net Income **£10,672.50**
Adjusted To

Net Return **11.67%**

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 £325,000.



£325,000

3 bedroom block of apartments for sale

+ Add to report

Woodborough Road, Mapperley

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Nov 2023 to 14 Mar 2024 (127 days) by haart, Nottingham

Characterful Conversion | Modern Interiors | Well-Equipped Kitchens | Prime Location | TENANTS IN...



£320,000

3 bedroom apartment for sale

+ Add to report

Marco Island, Huntingdon Street

NO LONGER ADVERTISED



Marketed from 5 May 2023 to 12 Feb 2024 (282 days) by FHP Living, Nottingham

Extraordinary Views | Three Bedrooms | Private Terrace | 10th Floor Penthouse Apartment | Prime C...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,405 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£2,405 pcm</p>	<p>3 bedroom flat</p> <p>Friar Lane, Nottingham, NG1</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 6 Dec 2023 to 5 Feb 2024 (61 days) by Nicholas Humphreys, Nottingham</p> <p>**£185pppw Inc. all bills **HIGH END LUXURIOUS STUDENT ACCOMMODATION ** Three double bedrooms wit...</p>
 <p>£2,403 pcm</p>	<p>3 bedroom flat</p> <p>Pearl Assurance House, Friar Lane, Nottingham, NG1</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 15 Jan 2025 by HYBR, National</p> <p>Double bed Ensuite toilet Desk and chair Large room TV Parking WIFI Heating</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.



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