

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Huntingdon Street,  
Nottingham, NG1

214711933

 [www.letproperty.co.uk](http://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 **9.3%** 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

**3 bedrooms**

**3 bathrooms**

**Large Lounge**

**Three Piece Bathroom**

**Factor Fees: £ 550 pm**

**Ground Rent: £ 81 pm**

**Lease Length: 100**

**Current Rent: £2,400**



# Lounge



# Kitchen



# Bedrooms





# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £310,500.00 and borrowing of £232,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 310,500.00

25% Deposit	£77,625.00
SDLT Charge	£18,550
Legal Fees	£1,000.00
Total Investment	£97,175.00

# 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 £232,875.00 @ 5%	£970.31
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£ 550 pm
Ground Rent	£ 81 pm
Letting Fees	£240.00
Total Monthly Costs	£1,225.31
Monthly Net Income	£1,174.69
Annual Net Income	£14,096.25
Net Return	14.51%

# Return Stress Test Analysis Report



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

Annual Net Income      **£9,296.25**  
Adjusted To

Net Return                      **9.57%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£9,438.75**  
Adjusted To

Net Return                      **9.71%**



# 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**.



£2,405 pcm

## 3 bedroom flat

Friar Lane, Nottingham, NG1

NO LONGER ADVERTISED

Marketed from 6 Dec 2023 to 5 Feb 2024 (61 days) by Nicholas Humphreys, Nottingham

\*\*£185ppw Inc. all bills \*\*HIGH END LUXURIOUS STUDENT ACCOMMODATION \*\* Three double bedrooms wit...

+ Add to report



£2,403 pcm

## 3 bedroom flat

Pearl Assurance House, Friar Lane, Nottingham, NG1

CURRENTLY ADVERTISED

Marketed from 15 Jan 2025 by HYBR, National

Double bed | Ensuite toilet | Desk and chair | Large room | TV | Parking | WiFi | Heating

+ Add to report

# 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**