

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Berkeley Avenue,  
Nottingham, NG3 5BU

215955530

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Berkeley Avenue, Nottingham, NG3 5BU

Get instant cash flow of **£1,545** per calendar month with a **8.5%** 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

**2 bedrooms**

**1 bathroom**

**Spacious Lounge**

**Three Piece Bathroom**

**Factor Fees: tbc**

**Ground Rent: tbc**

**Lease Length: 135 years**

**Current Rent: £1,545**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £218,500.00 and borrowing of £163,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 218,500.00

25% Deposit £54,625.00

SDLT Charge £12,795

Legal Fees £1,000.00

Total Investment £68,420.00



# 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        | £1,545    |
| Mortgage Payments on £163,875.00 @ 5% | £682.81   |
| Est. Building Cover (Insurance)       | £15.00    |
| Approx. Factor Fees                   | tbc       |
| Ground Rent                           | tbc       |
| Letting Fees                          | £154.50   |
| Total Monthly Costs                   | £852.31   |
| Monthly Net Income                    | £692.69   |
| Annual Net Income                     | £8,312.25 |
| Net Return                            | 12.15%    |



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,222.25**  
Adjusted To

Net Return                      **7.63%**

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

Annual Net Income      **£5,034.75**  
Adjusted To

Net Return                      **7.36%**

# 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 £230,000.



£230,000

## 2 bedroom flat for sale

Magdala Road, Nottingham, Nottinghamshire, NG3

CURRENTLY ADVERTISED

Marketed from 17 Mar 2025 by Frank Innes, Nottingham

+ Add to report



£215,000

## 2 bedroom flat for sale

Mapperley Road, Nottingham, Nottinghamshire, NG3

CURRENTLY ADVERTISED

Marketed from 3 Dec 2024 by Bairstow Eves, Nottingham

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,750 pcm**

## 2 bedroom flat

[+ Add to report](#)

Elm Bank, Mapperley Park, Nottingham, Nottinghamshire, NG3 5AJ

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jan 2025 to 3 Mar 2025 (51 days) by Lester & Bingley, Mansfield



**£1,343 pcm**

## 2 bedroom flat

[+ Add to report](#)

Mansfield Road, Nottingham, Nottinghamshire, NG5

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Apr 2025 to 8 Apr 2025 (1 days) by John Shepherd Student, 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.



**LETPROPERTY**