

LET PROPERTY PACK

INVESTMENT INFORMATION

Noel Street, Nottingham,
NG16 2NF

216152489

 www.letproperty.co.uk





Property Description

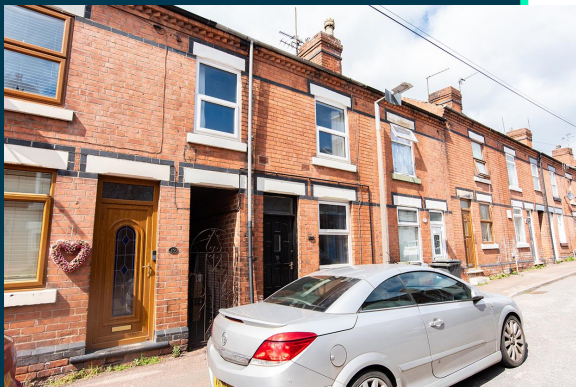
Our latest listing is in Noel Street, Nottingham, NG16 2NF

Get instant cash flow of **£450** per calendar month with a **3.9%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a 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

1 Bathroom

Good Condition

Triple-Fixture Bathroom

Private garden to the rear

Convenient on-street parking

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit £34,500.00

SDLT Charge £7,160

Legal Fees £1,000.00

Total Investment £42,660.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£950



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	£450	£950
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£45.00	£95.00
Total Monthly Costs	£491.25	£541.25
Monthly Net Income	-£41.25	£408.75
Annual Net Income	-£495.00	£4,905.00
Net Return	-1.16%	11.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,005.00**
Adjusted To

Net Return **7.04%**

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

Annual Net Income **£2,835.00**
Adjusted To

Net Return **6.65%**

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 £145,000.



£145,000

3 bedroom terraced house for sale

+ Add to report

Woolsington Close, Nottingham

CURRENTLY ADVERTISED

Marketed from 10 Jan 2025 by Burchell Edwards, Hucknall

Three Bedrooms | Kitchen | Lounge | Upstairs Bathroom | Entrance Hallway | Gardens to the front a...



£140,000

3 bedroom terraced house for sale

+ Add to report

Spring Close, Watnall, Nottingham, NG16

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jul 2024 to 25 Feb 2025 (213 days) by Watsons Estate Agents, Nottingham

End Town House | 3 Bedrooms | Open Plan Lounge Diner | Downstairs WC | Popular Cul De Sac Locatio...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom terraced house

+ Add to report

Aspley Nottingham NG8

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Mar 2025 to 26 Mar 2025 (1 days) by City Lettings, Nottingham

Recently renovated 3 bed house | Spacious living room | Good size kitchen/ diner | Large priva...



£975 pcm

3 bedroom terraced house

+ Add to report

Leonard Street, Nottingham, Nottinghamshire, NG6

NO LONGER ADVERTISED

Marketed from 20 Feb 2025 to 13 Mar 2025 (21 days) by Rex Gooding, West Bridgford

Fully refurbished, 3-bedroom, mid-terrace house | Brand new kitchen, | Brand new bathroom, | New ...

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**



Current term of tenancy: **3 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



www.letproperty.co.uk

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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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