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LET PROPERTY PACK

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INVESTMENT INFORMATION

Lonsdale Road, Nottingham, NG7 3DU

217254928

🌐 www.letproperty.co.uk 🕽

LETPR[®]**PERTY**





Property Description

Our latest listing is in Lonsdale Road, Nottingham, NG7 3DU

Get instant cash flow of £850 per calendar month with a 6.8% Gross Yield for investors.

This property has a potential to rent for $\pm 1,066$ which would provide the investor a Gross Yield of 8.5% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...

LETPROPERTY





Lonsdale Road, Nottingham, NG7 3DU

217254928

Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

The property includes a basement

Private rear garden

On-street parking

Easy Access to Local Amenities

Factor Fees: TBC Ground Rent: Freehold Lease Length: Freehold Current Rent: £850 Market Rent: £1,066













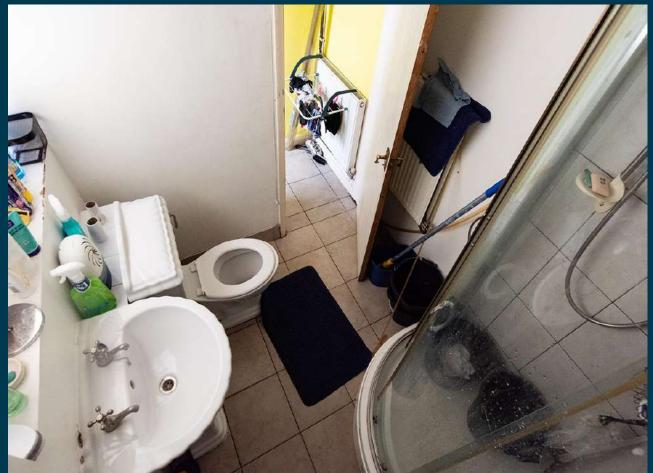
Bedrooms





Bathroom











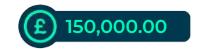
Initial Outlay





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

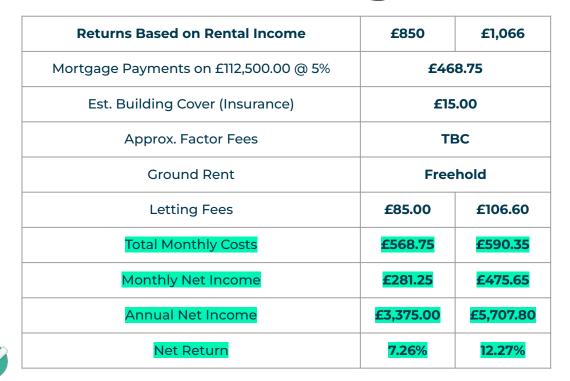


25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

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. The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is





.066

Return Stress Test Analysis Report





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

Annual Net Income **£3,575.80** Adjusted To

Net Return **7.69**%

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

Annual Net Income **£3,457.80** Adjusted To

Net Return

7.44%

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 £159,950.

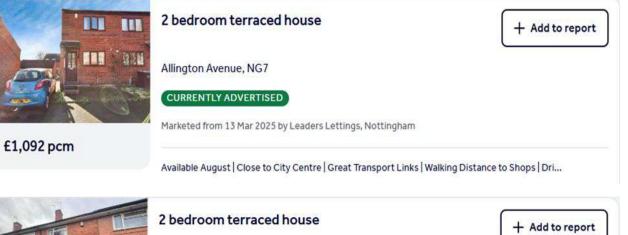
	2 bedroom terraced house for sale	+ Add to report
14 A	Exeter Road, Nottingham	
	NO LONGER ADVERTISED	
6150.050	Marketed from 10 Feb 2025 to 22 Apr 2025 (71 days) by Tristrams Sa	iles & Lettings, Nottingham
£159,950	Practical Layout: Designed for maximum usability across two floors.	Front-Facing Living Room: C



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,092 based on the analysis carried out by our letting team at **Let Property Management**.





£1,083 pcm

2 bedroom terraced house	+ Add to report
Wishford Avenue, Nottingham NG7	
NO LONGER ADVERTISED	
Marketed from 31 Oct 2024 to 2 Jan 2025 (63 days) by Le	aders Lettings, Long Eaton
AVAILABLE FOR STUDENTS 2025/2026 BILLS EXCLUD PERSON PER W	ED PRICE FOR WHOLE HOUSE £125 PER



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

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.

Current term of tenancy: **Moved in** within the last 2 years

Payment history: On time for length of tenancy





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.

