


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lonsdale Road,  
Nottingham, NG7 3DU

217254928

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





## 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 **£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...**



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## 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**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







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

£ 150,000.00

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

# Projected Investment Return



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

£1,066



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	£850	£1,066
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£85.00	£106.60
Total Monthly Costs	£568.75	£590.35
Monthly Net Income	£281.25	£475.65
Annual Net Income	£3,375.00	£5,707.80
Net Return	7.26%	12.27%

# 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.



£159,950

## 2 bedroom terraced house for sale

+ Add to report

Exeter Road, Nottingham

NO LONGER ADVERTISED

Marketed from 10 Feb 2025 to 22 Apr 2025 (71 days) by Tristrams Sales & Lettings, Nottingham

Practical Layout: Designed for maximum usability across two floors. | Front-Facing Living Room: C...



£155,000

## 2 bedroom terraced house for sale

+ Add to report

Glentworth Road, Nottingham, NG7

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Oct 2023 to 4 Mar 2024 (147 days) by Strike, Midlands

Two reception rooms | Close to local amenities | Good transport links | Council tax band A | Fir...

# 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**.



£1,092 pcm

## 2 bedroom terraced house

Allington Avenue, NG7

CURRENTLY ADVERTISED

Marketed from 13 Mar 2025 by Leaders Lettings, Nottingham

Available August | Close to City Centre | Great Transport Links | Walking Distance to Shops | Dri...

+ Add to report



£1,083 pcm

## 2 bedroom terraced house

Wishford Avenue, Nottingham NG7

NO LONGER ADVERTISED

Marketed from 31 Oct 2024 to 2 Jan 2025 (63 days) by Leaders Lettings, Long Eaton

AVAILABLE FOR STUDENTS 2025/2026 | BILLS EXCLUDED | PRICE FOR WHOLE HOUSE | £125 PER PERSON PER W...

+ 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**