

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Junction, Station  
Terrace, Hucknall,  
Nottingham, NG15 7QZ

216663914

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





## Property Description

Our latest listing is in The Junction, Station Terrace, Hucknall, Nottingham, NG15 7QZ

Get instant cash flow of **£650** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£935** which would provide the investor a Gross Yield of **9.8%** 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...**



The Junction, Station  
Terrace, Hucknall,  
Nottingham, NG15 7QZ

216663914



## Property Key Features

**2 Bedroom Flat**

**1 Bathroom**

**Open plan living/kitchen/Dining**

**Allocated Parking Space**

**Hallway and Bathroom- with  
Juliet Balcony**

**Easily accessible public  
transport links to Nottingham  
within walking distance**

**Factor Fees: £120 pm**

**Ground Rent: £12.50 pm**

**Lease Length: 80 years**

**Current Rent: £650**

**Market Rent: £935**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 935



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	£650	£935
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£12.50	
Letting Fees	£65.00	£93.50
Total Monthly Costs	£571.88	£600.38
Monthly Net Income	£78.13	£334.63
Annual Net Income	£937.50	£4,015.50
Net Return	2.64%	11.31%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,145.50**  
Adjusted To

Net Return                      **6.04%**

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

Annual Net Income      **£2,440.50**  
Adjusted To

Net Return                      **6.87%**



# 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 £135,000.



£135,000

## 2 bedroom apartment for sale

Griffiths Way, Hucknall

NO LONGER ADVERTISED

Marketed from 18 Jul 2023 to 5 Feb 2024 (201 days) by Tristrams Sales & Lettings, Nottingham

+ Add to report

No upward chain! | Highly sought-after residential area | Top floor apartment | Allocated parking...



£130,000

## 2 bedroom apartment for sale

Ashgate Road, Hucknall

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Dec 2022 to 31 Jan 2024 (426 days) by JMS Sales & Lettings, Hucknall

+ Add to report

19ft Open Plan Living Kitchen | Excellent Investment | Fantastic Sitting Tenant | Close To Amenit...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 2 bedroom flat

+ Add to report

Annesley Road, Hucknall, Nottingham, NG15 7AD

NO LONGER ADVERTISED

Marketed from 15 Mar 2024 to 27 Mar 2024 (12 days) by Lester & Bingley, Mansfield

Superb luxury ground apartment | Set within a converted Church | High Ceilings | Spacious open pl...



£950 pcm

## 2 bedroom apartment

+ Add to report

Ilkeston Court, Bestwood Village, NG6

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Oct 2024 to 2 Dec 2024 (53 days) by Frank Innes Lettings, Mapperley

ZERO DEPOSIT OPTION AVAILABLE | Beautiful two bedroom apartment | Modern fitted kitchen with whit...

# 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: **7.5 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](http://www.letproperty.co.uk)

The Junction, Station Terrace, Hucknall,  
Nottingham, NG15 7QZ

216663914

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**