


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Broad Street, Nottingham,  
NG1 3AP

216923407

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





## Property Description

Our latest listing is in Broad Street, Nottingham, NG1 3AP

Get instant cash flow of **£900** per calendar month with a **7.2%** Gross Yield for investors.

**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

1 Bedroom

1 Bathroom

Well kept flat

Ideal for Working Professionals

Convenient Local Transport  
Links

Easy Access to Local Amenities

Factor Fees: £285.67 pm

Ground Rent: £20.83 pm

Lease Length: 875 years

Current Rent: £900

# 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 £900 per calendar month



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	£900
Mortgage Payments on £112,500.00 @ 5%	£468.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£285.67
Ground Rent	£20.83
Letting Fees	£90.00
Total Monthly Costs	£880.25
Monthly Net Income	£19.75
Annual Net Income	£237.00
Net Return	0.51%

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,563.00**

Net Return **-3.36%**

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

Annual Net Income Adjusted To **-£1,763.04**



Net Return **-3.79%**



# 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 £160,000.

 <p>£160,000</p>	<p><b>1 bedroom apartment for sale</b></p> <p>The Habitat, Woolpack Lane, NG1</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 22 May 2024 to 27 Feb 2025 (280 days) by Walton &amp; Allen, Nottingham</p> <p>SIXTH FLOOR APARTMENT   ONE BEDROOM   LIVING ROOM   BATHROOM   BALCONY/TERRACE   CITY CENTRE   ID...</p> <p>+ Add to report</p>
 <p>£155,000</p>	<p><b>1 bedroom apartment for sale</b></p> <p>St. Marys Gate, Nottingham</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 2 Apr 2025 by Leaders Sales, Nottingham</p> <p>One Double Bedrooms.   Sold Fully Furnished.   Modern Fully Fitted Kitchen with Integrated Appla...</p> <p>+ Add to report</p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

## 1 bedroom apartment

+ Add to report

Nottingham One Entrance B, Canal Street, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2025 to 30 Apr 2025 (47 days) by Kingswood Residential Investment Management, Nottingham

Brand new flooring throughout | Fully re-decorated throughout | Brand new bathroom | Wide balcony...



£950 pcm

## 1 bedroom apartment

+ Add to report

The Litmus Building, 195 Huntingdon Street, Nottingham, NG1 3NY

CURRENTLY ADVERTISED

Marketed from 3 Mar 2025 by UK Investment Property Services, London

1Bed1Bath | 8th Floor | Fully Furnished | Fully Fitted Kitchen | Secure underground parking | Co...

# 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.



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