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# **LET PROPERTY PACK**

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### **INVESTMENT** INFORMATION

Broad Street, Nottingham, NG1 3AP

216923407

() www.letproperty.co.uk

### **LETPR®PERTY**





# **Property** Description

Our latest listing is in Broad Street, Nottingham, NGI 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...







### Broad Street, Nottingham, NGI 3AP

216923407

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







**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



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	<mark>0.51%</mark>

### Return Stress Test Analysis Report





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

Annual Net Income -£1,563.00 Adjusted To

Net Return -3.36%

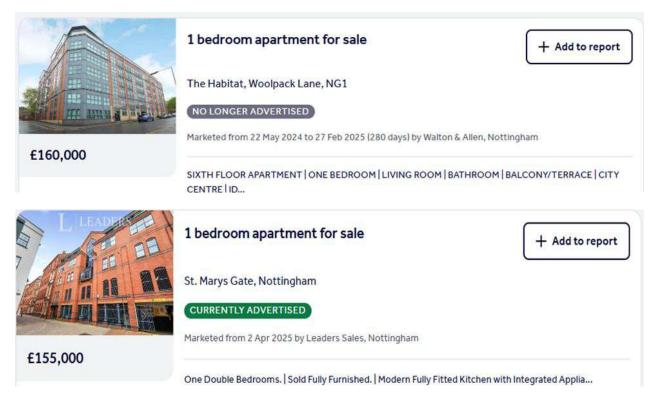
### If Interest Rates increased by 2% (from 5% to %)

Annual Net Income -£1,763.04 Adjusted To

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.



### **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**.



	1 bedroom apartment	+ Add to report
And a state	Nottingham One Entrance B, Canal Street, Nottingham NO LONGER ADVERTISED	
	Marketed from 13 Mar 2025 to 30 Apr 2025 (47 days) by Kingswood Residential Ir Nottingham	ivestment Management,
	Brand new flooring throughout   Fully re-decorated throughout   Brand new bath	room   Wide balcony
	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

### £950 pcm

£975 pcm

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



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

### Broad Street, Nottingham, NG1 3AP

### 216923407

# 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.

