

LET PROPERTY PACK

INVESTMENT INFORMATION

Newmarket Road,
Nottingham, NG6 8TX

217400876

 www.letproperty.co.uk





Property Description

Our latest listing is in Newmarket Road, Nottingham, NG6 8TX

Get instant cash flow of **£668** per calendar month with a **4.6%** Gross Yield for investors.

This property has a potential to rent for **£985** which would provide the investor a Gross Yield of **6.8%** 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...



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Property Key Features

3 Bedrooms

1 Bedroom

Private front and back gardens

Ideal for Working Professionals

**Convenient Local Transport
Links**

**Conveniently located close to
the city centre**

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £668

Market Rent: £985

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit £43,250.00

SDLT Charge £9,610

Legal Fees £1,000.00

Total Investment £53,860.00

Projected Investment Return



The monthly rent of this property is currently set at £668 per calendar month but the potential market rent is

£985



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	£668	£985
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£66.80	£98.50
Total Monthly Costs	£622.43	£654.13
Monthly Net Income	£45.58	£330.88
Annual Net Income	£546.90	£3,970.50
Net Return	1.02%	7.37%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,000.50**
Adjusted To

Net Return **3.71%**

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

Annual Net Income **£1,375.50**
Adjusted To

Net Return **2.55%**

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 £180,000.



£180,000

3 bedroom terraced house for sale

+ Add to report

Broad Eadow Road, Nottingham, Nottinghamshire, NG6

NO LONGER ADVERTISED

Marketed from 2 Apr 2024 to 19 Apr 2024 (16 days) by Bairstow Eves, Nottingham

3 Bedrooms | Rear Garden | Fully Owned Solar Panels | Double Glazing Throughout | Good Decoration...



£175,000

3 bedroom terraced house for sale

+ Add to report

Quarry Avenue, Nottingham

NO LONGER ADVERTISED



Marketed from 6 Jul 2024 to 7 Nov 2024 (124 days) by William H. Brown, Bulwell

Mid Terraced House | Three Bedrooms | Gas Central Heating & UPVC Double Glazing | Solar Panels |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£1,050 pcm</p>	<p>3 bedroom terraced house</p> <p>Glenorchy Crescent, Nottingham</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 4 Nov 2024 to 7 Nov 2024 (3 days) by JMS Sales & Lettings, Hucknall</p> <p>Three Bedrooms Two Reception Rooms Neutrally Presented Throughout Generous Rear Garden Sp...</p>	+ Add to report
 <p>£995 pcm</p>	<p>3 bedroom terraced house</p> <p>Glenorchy Crescent, Top Valley</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 18 Oct 2024 to 5 Nov 2024 (17 days) by Tristrams Sales & Lettings, Nottingham</p> <p>AVAILABLE NOW Modern Throughout Close To Local Amenities Double Bedrooms Neutrally Decor...</p>	+ 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**



Current term of tenancy: **10 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.



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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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