

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Denton Avenue,  
Nottingham, NG10

217049231

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





## Property Description

Our latest listing is in Denton Avenue, Nottingham, NG10

Get instant cash flow of **£1,000** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.0%** 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...



Denton Avenue,  
Nottingham, NG10

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## Property Key Features

**2 bedroom**

**2 bathrooms**

**Private Driveway Parking**

**Private Garden (front and back)**

**Factor Fees: tbc**

**Ground Rent: tbc**

**Lease Length: Freehold**

**Current Rent: £1,000**

**Market Rent: £1,200**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £207,000.00 and borrowing of £155,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 207,000.00

25% Deposit £51,750.00

SDLT Charge £11,990

Legal Fees £1,000.00

Total Investment £64,740.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,200



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	£1,000	£1,200
Mortgage Payments on £155,250.00 @ 5%	£646.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£100.00	£120.00
Total Monthly Costs	£761.88	£781.88
Monthly Net Income	£238.13	£418.13
Annual Net Income	£2,857.50	£5,017.50
Net Return	4.41%	7.75%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,617.50**  
Adjusted To

Net Return                      **4.04%**

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

Annual Net Income      **£1,912.50**  
Adjusted To

Net Return                      **2.95%**



# 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 £220,000.



## 2 bedroom terraced house for sale

[+ Add to report](#)

Westminster Avenue, Sandiacre, Nottinghamshire, NG10 5AT

NO LONGER ADVERTISED

Marketed from 23 Aug 2024 to 4 Sep 2024 (11 days) by HoldenCopley, Long Eaton



## 2 bedroom end of terrace house for sale

[+ Add to report](#)

Bracken Close, Long Eaton

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Oct 2024 to 14 Apr 2025 (188 days) by Wallace Jones, Long Eaton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,295 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

## 2 bedroom terraced house

Markham Road, Beeston

**CURRENTLY ADVERTISED**

Marketed from 24 Apr 2025 by Tristrams Sales & Lettings, Nottingham

+ Add to report



£1,140 pcm

## 2 bedroom terraced house

Landsdown Grove, Long Eaton, NG10

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 9 Oct 2024 to 11 Dec 2024 (63 days) by EweMove, Covering East Midlands

+ 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: **4 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.



**LETPROPERTY**