

LET PROPERTY PACK

INVESTMENT INFORMATION

Station Terrace,
Nottingham, NG15

217502576

 www.letproperty.co.uk





Property Description

Our latest listing is in Station Terrace, Nottingham, NG15

Get instant cash flow of **£725** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£880** which would provide the investor a Gross Yield of **8.3%** 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

2 bedroom

1 bathroom

Spacious Room

Parking Space Available

Factor Fees: £120 pm

Ground Rent: £12.50 pm

Lease Length: 107 years

Current Rent: £725

Market Rent: £880

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit **£31,750.00**

SDLT Charge **£6,390**

Legal Fees **£1,000.00**

Total Investment £39,140.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 880

Returns Based on Rental Income	£725	£880
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£120.00	
Ground Rent	£12.50	
Letting Fees	£72.50	£88.00
Total Monthly Costs	£616.88	£632.38
Monthly Net Income	£108.13	£247.63
Annual Net Income	£1,297.50	£2,971.50
Net Return	3.32%	7.59%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£1,211.50**
Adjusted To

Net Return **3.10%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£1,216.50**
Adjusted To

Net Return **3.11%**

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 £112,500.



£112,500

2 bedroom apartment for sale

The Junction, Station Terrace

CURRENTLY ADVERTISED

Marketed from 13 Nov 2024 by Burns & Reid Ltd, Windle

+ Add to report



£110,000

2 bedroom apartment for sale

The Junction, Station Terrace, Hucknall

CURRENTLY ADVERTISED

Marketed from 7 May 2025 by Martin & Co, Hucknall

+ Add to report

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



£850 pcm

2 bedroom maisonette

+ Add to report

Mosley Street, Hucknall, NG15 7JG

CURRENTLY ADVERTISED

Marketed from 27 May 2025 by Frank Innes Lettings, Mapperley

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: **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.



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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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