

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Crusader House, Thurland  
Street, Nottingham, NG1  
3BT

217513118

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





## Property Description

Our latest listing is in Crusader House, Thurland Street, Nottingham, NG1 3BT

Get instant cash flow of **£1,000** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£1,114** which would provide the investor a Gross Yield of **8.91%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

Don't miss out on this fantastic investment opportunity...



Crusader House, Thurland  
Street, Nottingham, NG1  
3BT

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## Property Key Features

**2 Bedrooms**

**2 Bathrooms**

**Good Condition**

**Perfect Location for Working  
Professionals**

**Factor Fees: £233 pm**

**Ground Rent: £12.50 pm**

**Lease Length: 974 years**

**Current Rent: £1,000**

**Market Rent: £1,114**



# 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.

## PROPERTY VALUATION

£ 173,000.00

25% Deposit

**£43,250.00**

Stamp Duty ADS @ 8%

**[Field - Stamp Duty ADS @ 8%]**

LBTT Charge

**[Field - LBTT Charge]**

Legal Fees

**£1,000.00**

Total Investment

**£53,860.00**

# Projected Investment Return



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

£1,114



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	£1,114
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£233.00	
Ground Rent	£12.50	
Letting Fees	£100.00	£111.40
Total Monthly Costs	£901.13	£912.53
Monthly Net Income	£98.88	£201.48
Annual Net Income	£1,186.50	£2,417.70
Net Return	2.20%	4.49%



# Return Stress Test Analysis Report



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

Annual Net Income      **£189.70**  
Adjusted To

Net Return      **0.35%**

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

Annual Net Income      **-£27.30**  
Adjusted To

Net Return      **-0.05%**

# 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 £175,000.



£175,000

## 2 bedroom apartment for sale

+ Add to report

The Warehouse, Plumptre Street

CURRENTLY ADVERTISED

Marketed from 11 Nov 2024 by Tristrams Sales & Lettings, Nottingham

Prime City-Centre Location: Conveniently located in the heart of the city with easy access to ame...



£174,000

## 2 bedroom flat for sale

+ Add to report

Bellar Gate, Nottingham, NG1

NO LONGER ADVERTISED

Marketed from 27 Sep 2024 to 24 Dec 2024 (87 days) by Let Property Sales & Management, Glasgow

Buy-to-Let Opportunity | Long Term Tenant Currently Situated | Likely to attract enquiries from S...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,275 based on the analysis carried out by our letting team at **Let Property Management**.



£1,275 pcm

## 2 bedroom apartment

+ Add to report

Crusader House, Thurland Street

CURRENTLY ADVERTISED

Marketed from 30 May 2025 by Walton & Allen, Nottingham

THIRD FLOOR APARTMENT | TWO DOUBLE BEDROOMS | OPEN PLAN LIVING ROOM/KITCHEN | EN SUITE BATHROOM |...



£1,150 pcm

## 2 bedroom apartment

+ Add to report

Crusader House, Thurland Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Aug 2024 to 24 Sep 2024 (27 days) by Martin & Co, Nottingham

Two Bedroom Duplex | Offered Furnished | Allocated Parking | Spacious Terrace | Central Location ...



# 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.



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

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Nottingham, NG1 3BT

PROPERTY ID: 217513118

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**