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LET PROPERTY PACK

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INVESTMENT INFORMATION

Crusader House, Thurland Street, Nottingham, NG1 3BT

217513118

🌐 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...

LE7PR@PERTY





Crusader House, Thurland Street, Nottingham, NG1 3BT

217513118

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







Kitchen





Bedrooms





Bathroom





Exterior



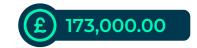






Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

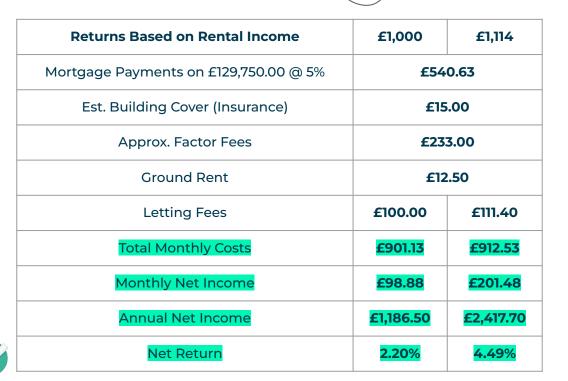


25% Deposit	£43,250.00
Stamp Duty ADS @ 8%	[Field - Stamp Duty ADS @ 8%]
LBTT Charge	[Field - LBTT Charge]
Legal Fees	£1,000.00
Total Investment	£53,860.00

Projected Investment Return



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





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%)

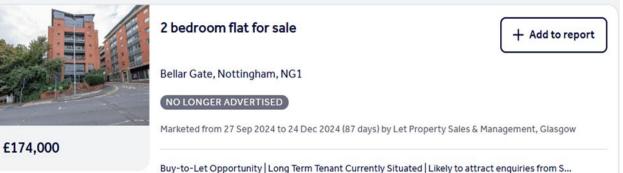
Annual Net Income -£27.30 Adjusted To

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.

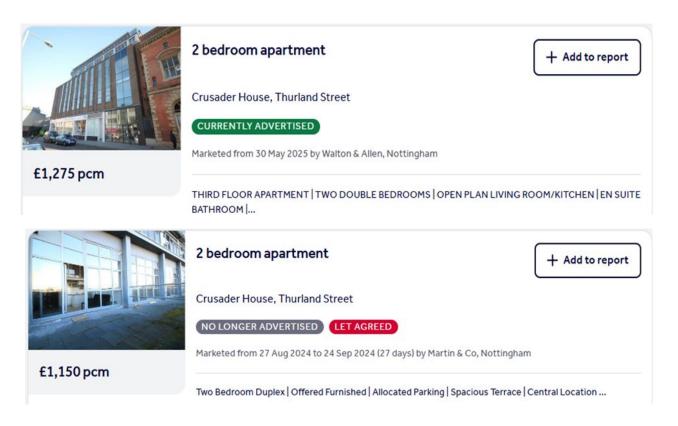




Rent Comparables Report



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**.





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

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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.

