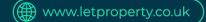


LET PROPERTY PACK

INVESTMENT INFORMATION

Titchfield Street Hucknall Nottingham NG15 7BH

217331964











Property Description

Our latest listing is in Titchfield Street Hucknall Nottingham NG15 7BH

Get instant cash flow of £850 per calendar month with a 6.3% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 8.6% 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...







Titchfield Street Hucknall Nottingham NG15 7BH



2 bedrooms

1 bathroom

Private Garden (back only)

Private Driveway Parking

Factor Fees: tbc

Ground Rent: tbc

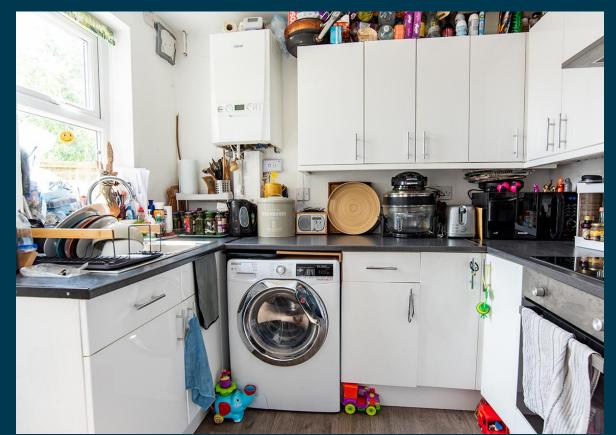
Lease Length: Freehold

Current Rent: £850

Market Rent: £1,150

Kitchen



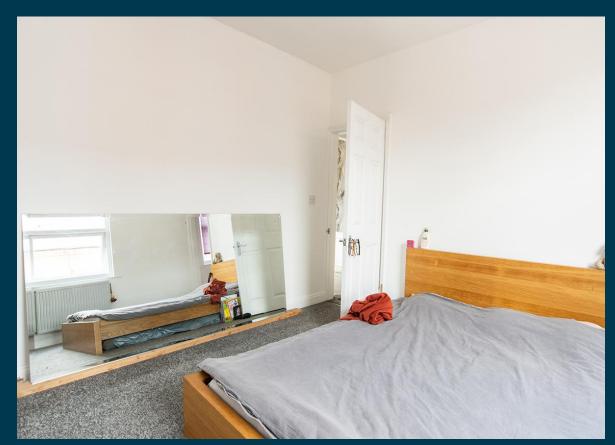






Bedrooms





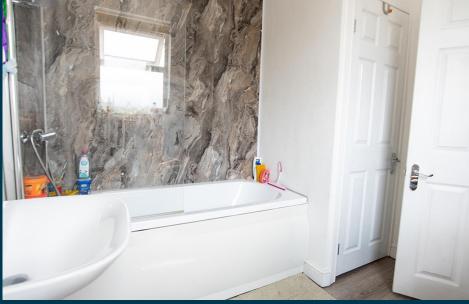




Bathroom







Exterior









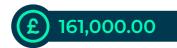
Initial Outlay





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£40,250.00**

SDLT Charge £8,770

Legal Fees £1,000.00

Total Investment £50,020.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

Returns Based on Rental Income	£850	£1,150
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	tbc	
Ground Rent	tbc	
Letting Fees	£85.00	£115.00
Total Monthly Costs	£603.13	£633.13
Monthly Net Income	£246.88	£516.88
Annual Net Income	£2,962.50	£6,202.50
Net Return	5.92 %	12.40%

Return Stress Test Analysis Report





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

Annual Net Income

£3,902.50

Adjusted To

Net Return

7.80%

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

Annual Net Income

£3,787.50

Adjusted To

Net Return

7.57%

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 £170,000.



2 bedroom end of terrace house for sale

+ Add to report

Titchfield Street, Hucknall, Nottingham, Nottinghamshire, NG15

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Nov 2023 to 27 Mar 2024 (146 days) by Bairstow Eves, Hucknall

£170,000



£155,000

2 bedroom end of terrace house for sale

+ Add to report

Titchfield Street, Nottingham

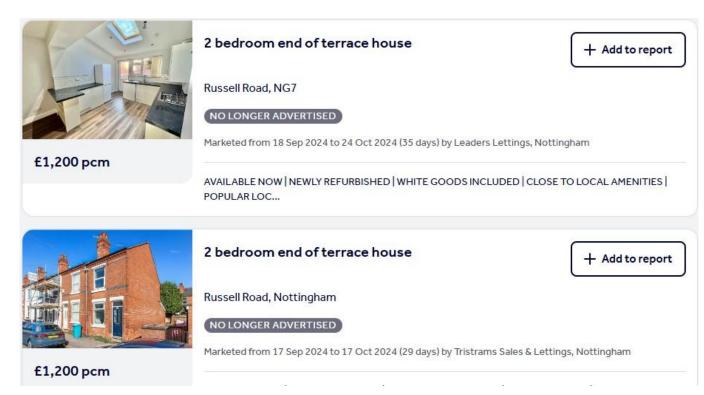
NO LONGER ADVERTISED

Marketed from 1 Feb 2022 to 28 Feb 2022 (27 days) by haart, Hucknall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property**Management.



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: 3 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.





Interested in this property investment?

Call us on **0141 478 0985**



Titchfield Street Hucknall Nottingham NG15 7BH

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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.

