

LET PROPERTY PACK

INVESTMENT INFORMATION

Titchfield Street Hucknall
Nottingham NG15 7BH

217331964

 www.letproperty.co.uk





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

217331964



Property Key Features

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

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

Projected Investment Return



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

£ 1,150



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



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.



£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



£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**.



£1,200 pcm

2 bedroom end of terrace house

+ Add to report

Russell Road, NG7

NO LONGER ADVERTISED

Marketed from 18 Sep 2024 to 24 Oct 2024 (35 days) by Leaders Lettings, Nottingham

AVAILABLE NOW | NEWLY REFURBISHED | WHITE GOODS INCLUDED | CLOSE TO LOCAL AMENITIES | POPULAR LOC...



£1,200 pcm

2 bedroom end of terrace house

+ Add to report

Russell Road, Nottingham

NO LONGER ADVERTISED

Marketed from 17 Sep 2024 to 17 Oct 2024 (29 days) by Tristrams Sales & Lettings, Nottingham

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.



www.letproperty.co.uk

Titchfield Street Hucknall Nottingham
NG15 7BH

217331964

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