

LET PROPERTY PACK

INVESTMENT INFORMATION

Queens Road North,
Eastwood, Nottingham,
NG16 3LB

218325264

 www.letproperty.co.uk





Property Description

Our latest listing is in Queens Road North, Eastwood, Nottingham, NG16 3LB

Get instant cash flow of **£850** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.2%** 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...



Queens Road North,
Eastwood, Nottingham,
NG16 3LB

218325264



Property Key Features

3 Bedrooms

1 Bathroom

On-Street Parking

Private Back Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £1,150

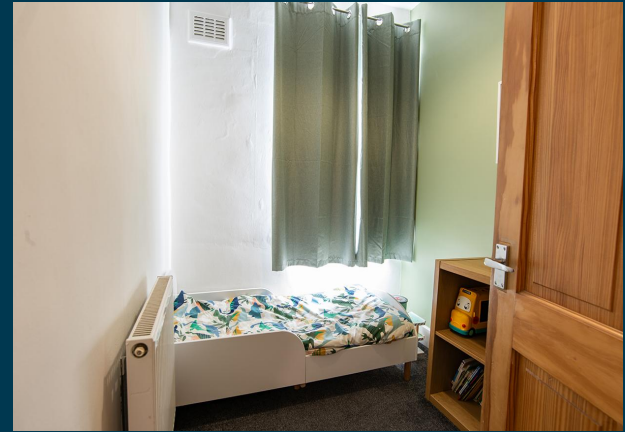
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit

£43,250.00

SDLT Charge

£9,610

Legal Fees

£1,000.00

Total Investment

£53,860.00

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 £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£85.00	£115.00
Total Monthly Costs	£640.63	£670.63
Monthly Net Income	£209.38	£479.38
Annual Net Income	£2,512.50	£5,752.50
Net Return	4.66%	10.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,452.50**
Adjusted To

Net Return **6.41%**

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

Annual Net Income **£3,157.50**
Adjusted To

Net Return **5.86%**

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 £180,000.



£180,000

3 bedroom terraced house for sale

+ Add to report

Chilton Drive, Watnall, Nottinghamshire, NG16 1HL

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 May 2024 to 13 Nov 2024 (183 days) by HoldenCopley, Hucknall

Mid-Terraced House | Three Bedrooms | Open Plan Living & Dining Room | Modern Fitted Kitchen With...



£175,000

3 bedroom terraced house for sale

+ Add to report

Broadway, Heanor, Derbyshire, DE75

NO LONGER ADVERTISED

Marketed from 11 Aug 2023 to 17 Jul 2024 (340 days) by Whitegates, Heanor

Three double bedrooms | Beautifully presented throughout | Recently renovated | No works required...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom terraced house

Mill Road, Heanor, Derbyshire, DE75

NO LONGER ADVERTISED

Marketed from 26 Apr 2024 to 6 Jun 2024 (40 days) by Whitegates, Heanor

3 BEDROOM COTTAGE STYLE | PARKING | NEW BATHROOM WITH SHOWER | MODERN KITCHEN | 2 RECEPTION ROOMS

+ Add to report



£875 pcm

3 bedroom terraced house

Chewton Street, NG16

CURRENTLY ADVERTISED

Marketed from 23 May 2025 by BERRYS LETTING & MANAGEMENT, Derby

AVAILABLE NOW! | THREE BEDROOMS | GREAT LOCATION | ON STREET PARKING | RECENT RENOVATION

+ Add to report

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

Queens Road North, Eastwood,
Nottingham, NG16 3LB

218325264

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