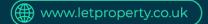


LET PROPERTY PACK

INVESTMENT INFORMATION

New Street, Huthwaite, NG17

217312610









Property Description

Our latest listing is in New Street, Huthwaite, NG17

This property has a potential to rent for £725 which would provide the investor a Gross Yield of 7.2% 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...







New Street, Huthwaite, NG17



2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £725

21731261C

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









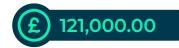
Initial Outlay





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£30,250.00**

SDLT Charge £6,050

Legal Fees £1,000.00

Total Investment £37,300.00

Projected Investment Return





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

Returns Based on Rental Income	£725
Mortgage Payments on £90,750.00 @ 5%	£378.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£72.50
Total Monthly Costs	£465.63
Monthly Net Income	£259.38
Annual Net Income	£3,112.50
Net Return	8.34 %

Return Stress Test Analysis Report





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

Annual Net Income

£1,662.50

Adjusted To

Net Return

4.46%

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

Annual Net Income

£1,297.50

Adjusted To

Net Return

3.48%

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 £120,000.



£120,000

£115,000

2 bedroom terraced house for sale

+ Add to report

Newcastle Street, Huthwaite, Sutton-in-ashfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Apr 2023 to 30 Sep 2023 (174 days) by Yopa, East Midlands & Yorkshire



2 bedroom terraced house for sale

+ Add to report

New Street, Sutton-in-Ashfield, NG17

NO LONGER ADVERTISED

Marketed from 4 Apr 2025 to 22 May 2025 (47 days) by Purplebricks, covering Nottingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at Let Property Management.



+ Add to report

Market Place, Huthwaite

CURRENTLY ADVERTISED

Marketed from 15 Oct 2022 by RF&O Properties Ltd, Alfreton

£825 pcm



£785 pcm

2 bedroom house

+ Add to report

Main Street, Sutton-In-Ashfield

NO LONGER ADVERTISED

Marketed from 11 Mar 2025 to 17 Mar 2025 (5 days) by Wise Properties Sales and Lettings Ltd, 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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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**

New Street, Huthwaite, NG17



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.