

LET PROPERTY PACK

INVESTMENT INFORMATION

Spaniel Row, Nottingham,
NG1

213097503

 www.letproperty.co.uk





Property Description

Our latest listing is in Spaniel Row, Nottingham, NG1

Get instant cash flow of **£858** per calendar month with a **14.7%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



Spaniel Row, Nottingham,
NG1

213097503



Property Key Features

Studio Flat

1 Bathroom

Communal Entertainment
Room

Spacious Living Area

Factor Fees: £286.83 PM

Ground Rent: £12.50 PM

Lease Length: 240 years

Current Rent: £858

Lounge



Kitchen



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 70,000

SDLT Charge £3,500

Legal Fees £1,000

Total Investment £74,500

Projected Investment Return



The monthly rent of this property is currently set at £858 per calendar month.



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



Returns Based on Rental Income	£858
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£286.83
Ground Rent	£12.50
Letting Fees	£85.80
Total Monthly Costs	£400.13
Monthly Net Income	£457.87
Annual Net Income	£5,494.44
Net Return	7.38%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,778**
Adjusted To

Net Return **5.07%**



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 £110,000.



£110,000

Studio flat for sale

+ Add to report

Spaniel Row, Nottingham, Nottinghamshire, NG1

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Mar 2024 to 9 Jan 2025 (302 days) by XSELL PROPERTY LTD, Sale

Close to the City Centre | Earn instant income | Full occupancy for 2024/25 | Over £23,000 annual...



£100,000

Land for sale

+ Add to report

13 Car Parking Spaces Rutland Street, Nottingham City, NG1 6FL

NO LONGER ADVERTISED

Marketed from 18 Mar 2025 to 22 Apr 2025 (34 days) by Auction Estates Ltd, Nottingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

Studio flat

+ Add to report

Studio 7 Express Buildings

CURRENTLY ADVERTISED

Marketed from 31 Oct 2023 by Oak Student Letts, Nottingham



£953 pcm

Studio flat

+ Add to report

Minerva House, Nottingham, Nottinghamshire, NG1

CURRENTLY ADVERTISED

Marketed from 17 Jun 2025 by Slater and Brandley, 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved
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

Spaniel Row, Nottingham, NG1

PROPERTY ID: 12345678

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