

LET PROPERTY PACK

INVESTMENT INFORMATION

Spaniel Row, Nottingham, NG1

213097503











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



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

213097503

Lounge









Kitchen







Bedrooms







Exterior







Initial Outlay





ASSUMED PURCHASE PRICE



SDLT Charge £3,500

Legal Fees £1,000

Total Investment £74,500

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

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 £858 per calendar month.

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

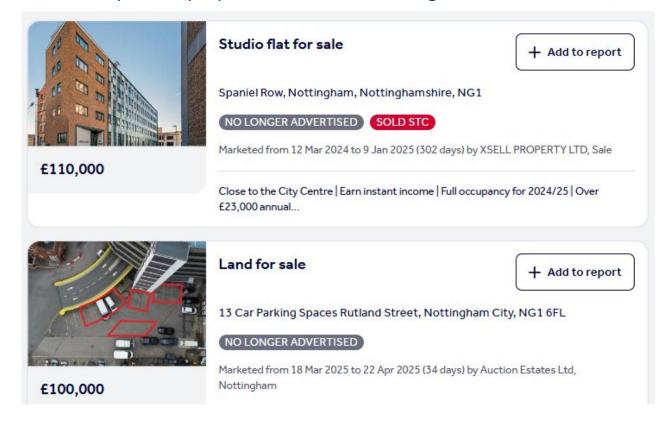
Adjusted To

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.



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

Studio 7 Express Buildings

CURRENTLY ADVERTISED

Marketed from 31 Oct 2023 by Oak Student Letts, Nottingham



Studio flat

Minerva House, Nottingham, Nottinghamshire, NG1

CURRENTLY ADVERTISED

Marketed from 17 Jun 2025 by Slater and Brandley, Nottingham

£953 pcm

+ Add to report

+ 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



Current term of tenancy: **Moved** within the last 2 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**



Spaniel Row, Nottingham, NG1



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.