

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodborough Road,
Nottingham, NG3

215185932

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodborough Road, Nottingham, NG3

Get instant cash flow of **£1,500** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£2,239** which would provide the investor a Gross Yield of **12.3%** if the rent was increased to market rate.

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...



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Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Lounge

**Fully-Equipped Kitchen with
Dining Area**

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,500

Market Rent: £2,239

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £218,000.00 and borrowing of £163,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 218,000.00

25% Deposit	£54,500.00
SDLT Charge	£12,760
Legal Fees	£1,000.00
Total Investment	£68,260.00

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 £1,500 per calendar month but the potential market rent is

£ 2,239

Returns Based on Rental Income	£1,500	£2,239
Mortgage Payments on £163,500.00 @ 5%	£681.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£150.00	£223.90
Total Monthly Costs	£846.25	£920.15
Monthly Net Income	£653.75	£1,318.85
Annual Net Income	£7,845.00	£15,826.20
Net Return	11.49%	23.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,348.20**
Adjusted To

Net Return **16.62%**

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

Annual Net Income **£12,556.20**
Adjusted To

Net Return **18.39%**

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 £235,000.



£235,000

4 bedroom end of terrace house for sale

+ Add to report

Bennett Street, Mapperley, Nottinghamshire, NG3 5GP

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Mar 2025 by HoldenCopley, Mapperley



£230,000

4 bedroom terraced house for sale

+ Add to report

Woodborough Road, Nottingham, Nottinghamshire, NG3

NO LONGER ADVERTISED

Marketed from 19 Mar 2025 to 8 Aug 2025 (141 days) by Frank Innes, Mapperley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,392 based on the analysis carried out by our letting team at **Let Property Management**.



£2,392 pcm

4 bedroom town house

+ Add to report

146 North Sherwood Street, NOTTINGHAM NG1 4EF

NO LONGER ADVERTISED

Marketed from 11 Jul 2022 to 25 Sep 2024 (806 days) by Megaclose Ltd, Nottingham



£2,375 pcm

4 bedroom terraced house

+ Add to report

30 Woodborough Road, Nottingham, NG3 1AZ

NO LONGER ADVERTISED

Marketed from 3 Oct 2024 to 5 Dec 2024 (62 days) by Oak Student Letts, 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 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.



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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.



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