

LET PROPERTY PACK

INVESTMENT INFORMATION

Ogle Street, Hucknall, NG15 7FS

220918381











Property Description

Our latest listing is in Ogle Street, Hucknall, NG15 7FS

Get instant cash flow of £675 per calendar month with a 8.2% Gross Yield for investors.

This property has a potential to rent for £887 which would provide the investor a Gross Yield of 10.8% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Ogle Street, Hucknall, NG15 7FS



2 bedroom

2 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £200.00 PM

Ground Rent: £16.66 PM

Lease Length: Leasehold

Current Rent: £675

Market Rent: £887

22091838

Lounge









Kitchen









Bedrooms









Bathroom







Exterior







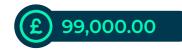
Initial Outlay





Figures based on assumed purchase price of £99,000.00 and borrowing of £74,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£24,750.00**

SDLT Charge £4,950

Legal Fees £1,000.00

Total Investment £30,700.00

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 £675 per calendar month but the potential market rent is

£	887
1	

Returns Based on Rental Income	£675	£887
Mortgage Payments on £74,250.00 @ 5%	£309.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£200.00	
Ground Rent	£16.66	
Letting Fees	£67.50	£88.70
Total Monthly Costs	£608.54	£629.74
Monthly Net Income	£66.47	£257.27
Annual Net Income	£797.58	£3,087.18
Net Return	2.60%	10.06%

Return Stress Test Analysis Report





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

Annual Net Income

£1,313.18

Adjusted To

Net Return

4.28%

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

Annual Net Income

£1,802.10

Adjusted To

Net Return

5.87%

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.



2 bedroom flat for sale

+ Add to report

Albert Street, Master Hosiers, Hucknall, Nottingham, Nottinghamshire, NG15

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Mar 2024 to 30 Jul 2024 (144 days) by Need 2 View, Nottingham

£110,000



£107,000

2 bedroom apartment for sale

+ Add to report

The Courtyard, Titchfield Terrace, Hucknall

NO LONGER ADVERTISED

Marketed from 7 Mar 2024 to 2 Sep 2024 (178 days) by JMS Sales & Lettings, Hucknall

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

+ Add to report

Titchfield Terrace, Hucknall, Nottingham, NG15

NO LONGER ADVERTISED

Marketed from 4 Jun 2025 to 17 Jun 2025 (13 days) by OpenRent, London

£775 pcm



£750 pcm

2 bedroom flat

Charles Street, Hucknall, NG15

NO LONGER ADVERTISED

Marketed from 22 May 2025 to 1 Jul 2025 (40 days) by Northwood, Nottingham

+ Add to report

Current Tenant Profile



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: 10+ 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**



Ogle Street, Hucknall, NG15 7FS



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.