

# LET PROPERTY PACK

## **INVESTMENT INFORMATION**

Bath Street, Nottingham, NGI 1DD

220983640











# **Property Description**

Our latest listing is in Bath Street, Nottingham, NGI 1DD

Get instant cash flow of £750 per calendar month with a 13.33% Gross Yield for investors.

This property has a potential to rent for £869 which would provide the investor a Gross Yield of 15.45% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Bath Street, Nottingham, NG1 1DD



1 Bedroom

1 Bathroom

**On-Street Parking** 

**Communal Front Garden** 

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: 166 years

**Current Rent: £750** 

Market Rent: £869

22098364C

Lounge





# Kitchen





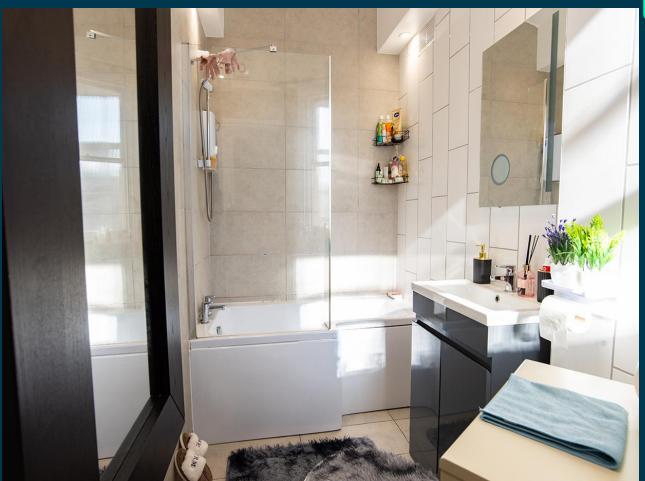
# **Bedrooms**





# Bathroom





# **Exterior**







# **Initial Outlay**





Figures based on assumed purchase price of £77,000.00 and borrowing of £57,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

### **ASSUMED PURCHASE PRICE**



25% Deposit **£19,250.00** 

SDLT Charge £3,850

Legal Fees £1,000.00

Total Investment £24,100.00

## **Projected Investment Return**





The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is



Returns Based on Rental Income	£750	£869
Mortgage Payments on £57,750.00 @ 5%	£240.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	ТВС	
Letting Fees	£75.00	£86.90
Total Monthly Costs	£330.63	£342.53
Monthly Net Income	£419.38	£526.48
Annual Net Income	£5,032.50	£6,317.70
Net Return	20.88%	26.21%

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

# Return Stress Test Analysis Report





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

Annual Net Income

£4,579.70

Adjusted To

Net Return

19.00%

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

Annual Net Income

£5,162.70

Adjusted To

Net Return

21.42%

## 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 £85,000.



1 bedroom apartment for sale

+ Add to report

Huntingdon Street, Marco Island Huntingdon Street, NG1

CURRENTLY ADVERTISED

Marketed from 4 Jan 2024 by Fairview Estates, Nottingham

Popular City Location | Concierge | Sixth Storey Apartment | Available with Tenant in Situ | Exce...



£83,000

£85,000

1 bedroom apartment for sale

+ Add to report

Woodborough Road, NOTTINGHAM

CURRENTLY ADVERTISED

Marketed from 19 Aug 2025 by William H. Brown, Nottingham

Council Tax Band: A | ONE DOUBLE BEDROOM | THIRD FLOOR APARTMENT | OPEN PLAN LIVING KITCHEN SPA...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

## 1 bedroom apartment

+ Add to report

Belward Street, Nottingham, Nottinghamshire, NG1

### NO LONGER ADVERTISED

Marketed from 16 Oct 2024 to 20 Mar 2025 (155 days) by Reeds Rains Lettings, Nottingham

Reeds Rains are delighted to present this unique property This suite is located in the Ice House...



£875 pcm

### 1 bedroom flat

+ Add to report

Stoney Street, Lace Market, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jul 2025 to 23 Sep 2025 (54 days) by Granger & Oaks, Nottingham

Lace Market location | Fully Furnished | Fitted Kitchen inc Appliances | EPC Rating E | Fully Man...

## **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: **Moved in** 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** 



Bath Street, Nottingham, NG1 1DD



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.