

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bath Street, Nottingham,  
NG1 1DD

220983640

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bath Street, Nottingham, NG1 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...



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## Property Key Features

**1 Bedroom**

**1 Bathroom**

**On-Street Parking**

**Communal Front Garden**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 163 years**

**Current Rent: £750**

**Market Rent: £869**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







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

£ 77,000.00

25% Deposit	£19,250.00
SDLT Charge	£3,850
Legal Fees	£1,000.00
Total Investment	£24,100.00

# 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 £750 per calendar month but the potential market rent is

£ 869

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	TBC	
Ground Rent	TBC	
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%

# 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.



£85,000

## 1 bedroom apartment for sale

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...

+ Add to report



£83,000

## 1 bedroom apartment for sale

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...

+ Add to report

# 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**



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.



**LETPROPERTY**