

LET PROPERTY PACK

INVESTMENT INFORMATION

The Wells Road,
Nottingham, NG3 3AA

221999720

 www.letproperty.co.uk





Property Description

Our latest listing is in The Wells Road, Nottingham, NG3 3AA

Get instant cash flow of **£850** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.7%** 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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £155,000.00 and borrowing of £116,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 155,000

25% Deposit	£38,750.00
SDLT Charge	£8,350
Legal Fees	£1,000.00
Total Investment	£48,100.00

Projected Investment Return



The monthly rent of this property is currently set at £850.00 per calendar month but the potential market rent is

£1,000

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



Returns Based on Rental Income	£850	£1,000
Mortgage Payments on £116,250.00 @ 5%	£484.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£85	£100
Total Monthly Costs	£584.38	£599.38
Monthly Net Income	£265.63	£400.63
Annual Net Income	£3,187.50	£4,807.50
Net Return	6.63%	9.99%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,807.50**
Adjusted To

Net Return **5.84%**

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

Annual Net Income **£2,482.50**
Adjusted To

Net Return **5.16%**

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 £165,000.



£165,000

2 bedroom semi-detached house for sale

The Wells Road, St Anns, Nottingham, St Anns, NG3

NO LONGER ADVERTISED

Marketed from 5 Apr 2024 to 29 Apr 2024 (23 days) by Belvoir, Long Eaton

+ Add to report



£160,000

2 bedroom apartment for sale

The Wells Road, St Anns, Nottinghamshire NG3 3AA

NO LONGER ADVERTISED

Marketed from 1 Nov 2023 to 31 Jan 2024 (90 days) by HoldenCopley, Mapperley

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom terraced house

The Wells Road, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Oct 2023 to 3 Nov 2023 (30 days) by David James Estate Agents, Mapperley

+ Add to report



£850 pcm

2 bedroom house

The Wells Road, Nottingham, NG3

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Dec 2024 to 24 Jan 2025 (49 days) by Frank Innes Lettings, West Bridgford

+ 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**



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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