

LET PROPERTY PACK

INVESTMENT INFORMATION

Spaniel Row, Nottingham
NG1

222523963

 www.letproperty.co.uk





Property Description

Our latest listing is in Spaniel Row, Nottingham NG1

Get instant cash flow of **£724** per calendar month with a **15.5%** Gross Yield for investors.

This property has a potential to rent for **£1,127** which would provide the investor a Gross Yield of **24.2%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Spaniel Row,
Nottingham NG1

222523963



Property Key Features

3 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: £260.00 PM

Ground Rent: £12.50 PM

Lease Length: 240 years

Current Rent: £724

Market Rent: £1,127

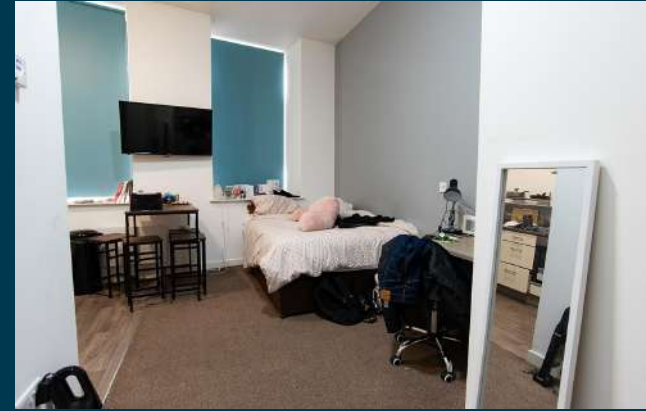
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of 56,000.00 and borrowing of £42,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 56,000.00

25% Deposit	£14,000.00
SDLT Charge	£2,800
Legal Fees	£1,000.00
Total Investment	£17,800.00

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 £724 per calendar month but the potential market rent is

£ 1,127

Returns Based on Rental Income	£724	£1,127
Mortgage Payments on £42,000.00 @ 5%	£175.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£260.00	
Ground Rent	£12.50	
Letting Fees	£72.40	£112.70
Total Monthly Costs	£534.90	£575.20
Monthly Net Income	£189.10	£551.80
Annual Net Income	£2,269.20	£6,621.60
Net Return	12.75%	37.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,367.60**
Adjusted To

Net Return **24.54%**

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

Annual Net Income **£5,931.60**
Adjusted To

Net Return **33.32%**

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 £60,000.



£60,000

Studio flat for sale

[+ Add to report](#)

PBSA Studio Apartment - Minerva House, Nottingham

NO LONGER ADVERTISED

Marketed from 4 Nov 2024 to 15 Apr 2025 (161 days) by Residential Estates, Chester



£55,000

Studio flat for sale

[+ Add to report](#)

Minerva House, Spaniel Row, Nottingham, NG1 6EP

NO LONGER ADVERTISED

Marketed from 13 Jun 2025 to 13 Jun 2025 by yieldit, Manchester

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,127 based on the analysis carried out by our letting team at **Let Property Management**.



£1,127 pcm

Studio flat

+ Add to report

Minerva House Student Accommodation, Nottingham, Nottinghamshire, NG1

NO LONGER ADVERTISED

Marketed from 1 Nov 2024 to 29 Jan 2025 (89 days) by Collective Property Co, Liverpool

Ensuite bathroom | Study Room | Social Area | Laundry Room | Free Wi-Fi | Accommodation Team | CC



£953 pcm

Studio flat

+ Add to report

Minerva House

NO LONGER ADVERTISED

Marketed from 31 Mar 2025 to 19 Sep 2025 (171 days) by Xenia Lettings Limited, Sale

Ensuite | Bills Included | Free WiFi | Accommodation Team | Laundry facilities | Social Area

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 2 years**



Payment history: **On time for the 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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