

LET PROPERTY PACK

INVESTMENT INFORMATION

Hannah Park View,
Netherton Road, Worksop,
S80 2SG

222112987

 www.letproperty.co.uk





Property Description

Our latest listing is in Hannah Park View,
Netherton Road, Worksop, S80 2SG

Get instant cash flow of **£550** per calendar
month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£614**
which would provide the investor a Gross Yield
of **8.9%** 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...**



Hannah Park View,
Netherton Road,
Worksop, S80 2SC

222112987



Property Key Features

2 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £58 PM

Ground Rent: TBC

Lease Length: 84 years

Current Rent: £550

Market Rent: £614

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £83,000.00 and borrowing of £62,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 83,000.00

25% Deposit	£20,750.00
SDLT Charge	£4,150
Legal Fees	£1,000.00
Total Investment	£25,900.00

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 £550 per calendar month but the potential market rent is

£ 614

Returns Based on Rental Income	£550	£614
Mortgage Payments on £66,750.00 @ 5%	£278.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£58.00	
Ground Rent	TBC	
Letting Fees	£55.00	£61.40
Total Monthly Costs	£406.13	£412.53
Monthly Net Income	£143.88	£201.48
Annual Net Income	£1,726.50	£2,417.70
Net Return	6.23%	8.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,414.70**
Adjusted To

Net Return **5.46%**

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

Annual Net Income **£1,397.70**
Adjusted To

Net Return **5.40%**

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

2 bedroom flat for sale

+ Add to report

a Lanchester Gardens, Worksop, Nottinghamshire

NO LONGER ADVERTISED

Marketed from 18 May 2023 to 31 Jan 2025 (623 days) by McArthur Estate Agency, Doncaster



£85,000

2 bedroom apartment for sale

+ Add to report

The Croft, Worksop, S80

NO LONGER ADVERTISED

Marketed from 28 Jul 2025 to 19 Sep 2025 (52 days) by Newton Fallowell Worksop, Worksop

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

2 bedroom apartment

Maple Leaf Gardens, Worksop, Nottinghamshire, S80

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jun 2025 to 8 Jul 2025 (26 days) by Whitegates, Dronfield

+ Add to report



£700 pcm

2 bedroom apartment

Potter Street, Worksop, Nottinghamshire, S80

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Sep 2024 to 21 Oct 2024 (46 days) by Leef Property Management Ltd, Warrington

+ 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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