

LET PROPERTY PACK

INVESTMENT INFORMATION

Granville Avenue, Long
Eaton, Nottingham, NG10

225095014

 www.letproperty.co.uk





Property Description

Our latest listing is in Granville Avenue, Long Eaton, Nottingham, NG10

Get instant cash flow of **£735** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£926** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



Granville Avenue, Long
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Property Key Features

2 Bedrooms

1 Bathroom

Kept in good condition

**Ideally situated for local
amenities**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £735

Market Rent: £926

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00

Projected Investment Return



The monthly rent of this property is currently set at £735 per calendar month but the potential market rent is

£ 926

Returns Based on Rental Income	£735	£926
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£73.50	£92.60
Total Monthly Costs	£557.25	£576.35
Monthly Net Income	£177.75	£349.65
Annual Net Income	£2,133.00	£4,195.80
Net Return	4.59%	9.02%

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 **£2,343.80**
Adjusted To

Net Return **5.04%**

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

Annual Net Income **£1,945.80**
Adjusted To

Net Return **4.18%**

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 £180,000.



£180,000

2 bedroom semi-detached house for sale

+ Add to report

Bennett Street, Nottingham NG10

NO LONGER ADVERTISED **SOLD STC**

Marketed from 23 Sep 2024 to 6 May 2025 (224 days) by EweMove, Long Eaton



£179,950

2 bedroom semi-detached house for sale

+ Add to report

Hamilton Road, Long Eaton

NO LONGER ADVERTISED **SOLD STC**

Marketed from 30 Sep 2025 to 27 Feb 2026 (149 days) by Robert Ellis, Long Eaton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

2 bedroom house

+ Add to report

Granville Avenue, Long Eaton, NOTTINGHAM

NO LONGER ADVERTISED

Marketed from 6 May 2025 to 16 Jun 2025 (40 days) by William H. Brown Lettings, Nottingham



£1,000 pcm

2 bedroom semi-detached house

+ Add to report

Hamilton Road, Long Eaton, Nottingham






NO LONGER ADVERTISED

Marketed from 3 Oct 2025 to 5 Feb 2026 (125 days) by Lighthouse Estate Agents, Kirkby-In-Ashfield

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: **5 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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NG10

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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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