



Nottingham Road, DE21 6FP

£235,000

DEAL OVERVIEW

Purchase Price

£235,000

Annual Gross Rent

£27,600

Gross Yield

11.75%

Annual Net Rent

£22,300 (Cash Purchase)

Net Yield

9.5%

Monthly Cashflow

£1,858 (Cash Purchase)

Est. Total Cash Required

£258,000 (£81,750 - Mortgaged)



Property Details

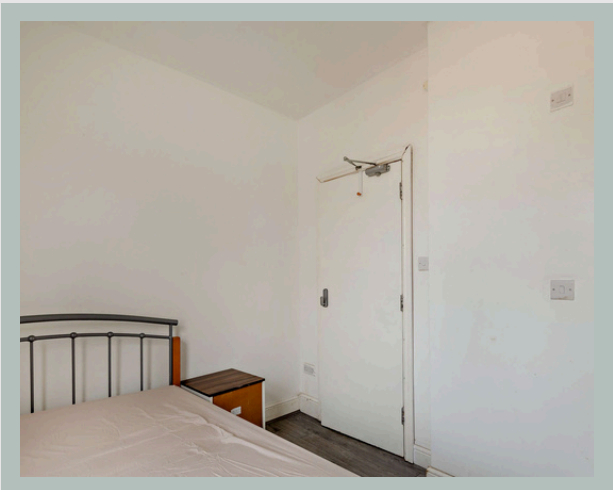
- Freehold Tenure
- 5-Bed, 5-Bath Fully Licensed HMO
- Terraced Property
- EPC C
- Council Tax Band B
- Approx. 1180 sqft
- Currently Tenanted (4/5 Rooms Occupied)
- Sold Fully Tenanted on Completion

Commercial Mortgage Buyers Accepted

THE PROPERTY



THE PROPERTY

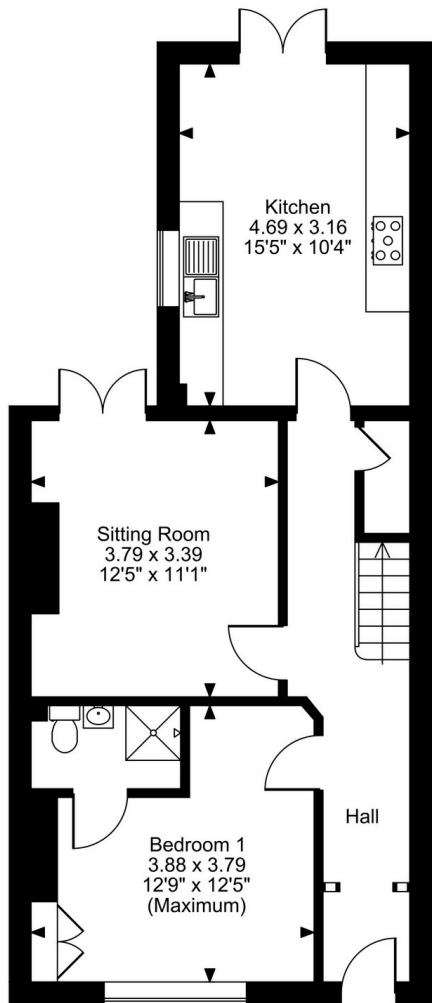
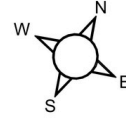


THE PROPERTY

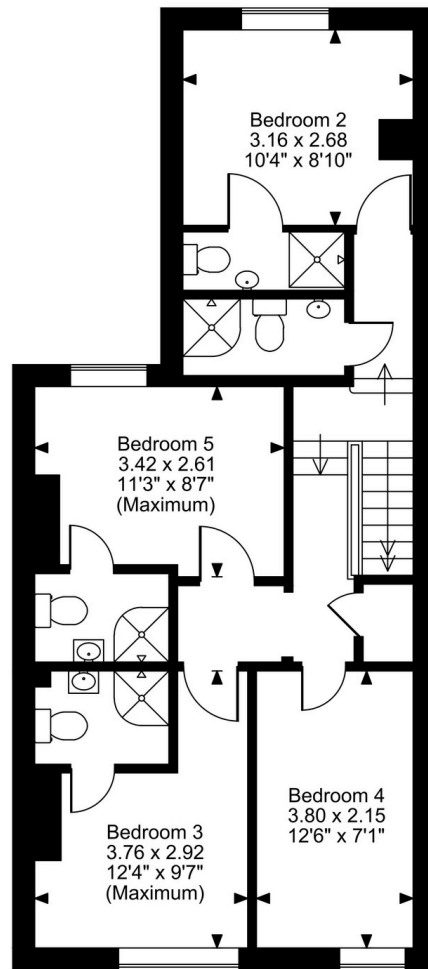


FLOOR PLANS

Nottingham Road, Derby
Approximate Gross Internal Area
1183 Sq Ft/110 Sq M



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and any other items are not to scale and kitchen and bathroom layouts are indicative only. No responsibility is taken by Seven Generations UK Limited for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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	Cash	Mortgage
Cash Deposit	£235,000	£58,750
Stamp Duty Land Tax	£13,950	£13,950
Legal Fees (Estimated)	£2,000	£2,000
Buyers Fees (2.5% + VAT)	£7,050	£7,050
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Est. Total Cash Required	£258,000	£81,750
Gross Annual Rental Income	£27,600	£27,600
<i>Less Operating Costs</i>		
Utility Bills & Council Tax (Estimated)	£5,300	£5,300
Service Charge	£0	£0
Ground Rent	£0	£0
Est. Mortgage Repayments <i>(5% Interest Only)</i>	£0	£8,800
NET Annual Income	£22,300	£13,500
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Return on Cash Employed (ROCE)	8.6%	16.5%

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