

LET PROPERTY PACK

INVESTMENT INFORMATION

Marco Island, Huntingdon
Street, Nottingham, NG1

226593472

 www.letproperty.co.uk





Property Description

Our latest listing is in Marco Island, Huntingdon Street, Nottingham, NG1

Get instant cash flow of **£850** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£893** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Marco Island, Huntingdon
Street, Nottingham, NG1

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Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: £40.00 PM

Lease Length: 969 Years

Current Rent: £850 PM

Market Rent: £893 PM

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 115,000

SDLT Charge	£5,750
Legal Fees	£1,000
Total Investment	£121,750

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is

£ 893

Returns Based on Rental Income	£850	£893
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£40.00	
Letting Fees	£85.00	£89.30
Total Monthly Costs	£140.00	£144.30
Monthly Net Income	£710.00	£748.70
Annual Net Income	£8,520.00	£8,984.40
Net Return	7.00%	7.38%

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 **£7,198**
Adjusted To

Net Return **5.91%**



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 £120,000.



£120,000

1 bedroom apartment for sale

+ Add to report

The Habitat, Woolpack Lane, Nottingham, Nottinghamshire, NG1 1GJ

NO LONGER ADVERTISED

Marketed from 29 Feb 2024 to 3 Mar 2026 (733 days) by Cavendish Residential, Nottingham



£119,950

1 bedroom apartment for sale

+ Add to r

Roden Street, Nottingham

CURRENTLY ADVERTISED

Marketed from 30 Apr 2026 by DMW Property Services, Mapperley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

1 bedroom flat

+ Add to re

Howard Street, Nottingham, Nottinghamshire, NG1

NO LONGER ADVERTISED

Marketed from 13 Feb 2026 to 4 Mar 2026 (19 days) by John Shepherd Students, Nottingham



£997 pcm

1 bedroom flat

+ Add to

Lower Parliament Street, Nottingham, NG1

NO LONGER ADVERTISED

Marketed from 26 Mar 2025 to 30 Jul 2025 (125 days) by HYBR, National


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.



 www.letproperty.co.uk

Marco Island, Huntingdon Street,
Nottingham, NG1

PROPERTY ID: 12345678

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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