

# LET PROPERTY PACK

## INVESTMENT INFORMATION

New Street,  
Sutton-in-Ashfield, NG17  
2LS

217356334

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in New Street, Sutton-in-Ashfield, NG17 2LS

Get instant cash flow of **£700** per calendar month with a **3.8%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **7.6%** 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...**



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## Property Key Features

**6 bedroom**

**2 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £700**

**Market Rent: £1,400**

# Lounge





# Kitchen

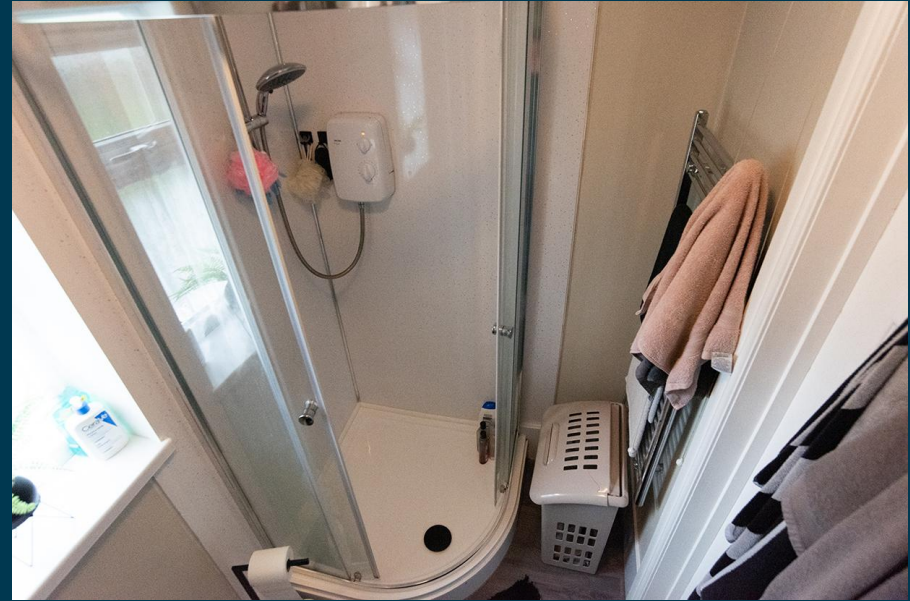


# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £220,000.00 and borrowing of £165,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 220,000.00

25% Deposit £55,000.00

SDLT Charge £12,900

Legal Fees £1,000.00

**Total Investment £68,900.00**

# Projected Investment Return



The monthly rent of this property is currently set at £700.00 per calendar month but the potential market rent is

£ 1,400



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£700.00	£1,400.00
Mortgage Payments on £165,000.00 @ 5%	£687.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£70.00	£140.00
Total Monthly Costs	£772.50	£842.50
Monthly Net Income	-£72.50	£557.50
Annual Net Income	-£870.00	£6,690.00
Net Return	-1.26%	9.71%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,890.00**  
Adjusted To

Net Return                      **5.65%**

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

Annual Net Income      **£3,390.00**  
Adjusted To

Net Return                      **4.92%**



# 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 £240,000.



£240,000

## 5 bedroom house for sale

+ Add to report

34 - 36 Victoria Road, Kirkby-In-Ashfield, Nottingham NG17 8AR

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 28 Feb 2025 (32 days) by SDL Property Auctions, Nationwide



£210,000

## 6 bedroom maisonette for sale

+ Add to report

New Street, Sutton-in-Ashfield, NG17

CURRENTLY ADVERTISED

Marketed from 1 Feb 2025 by Purplebricks, covering Nottingham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,380 based on the analysis carried out by our letting team at **Let Property Management**.



£3,380 pcm

## 6 bedroom apartment

+ Add to report

Mansfield Road, Nottingham

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Nov 2024 to 13 Dec 2024 (37 days) by FHP Living, Nottingham



£3,380 pcm

## 6 bedroom flat

+ Add to report

Raleigh Street, Arboretum, Nottingham, NG7

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Nov 2023 to 25 Jan 2024 (83 days) by Nicholas Humphreys, Nottingham

# 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.



**LETPROPERTY**