LET PROPERTY PACK

INVESTMENT INFORMATION

Haddon Way, Long Eaton,
Nottingham, NG10

230030717

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Haddon Way, Long Eaton, Nottingham, NG10

Get instant cash flow of **£725** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£867** which would provide the investor a Gross Yield of **11.0%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Haddon Way, Long Eaton, Nottingham, NG10

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £9.00 pm

Ground Rent: £9.00 pm

Lease Length: 89 years

Current Rent: £725

Market Rent: £867

Lounge







Kitchen







Bedrooms







Bathroom







Exterior





Initial Outlay



Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	**£23,750.00**
SDLT Charge	**£4,750**
Legal Fees	**£1,000.00**
Total Investment	**£29,500.00**

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 867

Returns Based on Rental Income	£725	£867
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£9.00	
Ground Rent	£9.00	
Letting Fees	£72.50	£86.70
Total Monthly Costs	£402.38	£416.58
Monthly Net Income	£322.63	£450.43
Annual Net Income	£3,871.50	£5,405.10
Net Return	13.12%	18.32%

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 Adjusted To	**£3,671.10**
Net Return	**12.44%**

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

Annual Net Income Adjusted To	**£4,088.10**
Net Return	**13.86%**

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 £110,000.



£110,000

2 bedroom apartment for sale

Bramley Road, Long Eaton, NG10 3SX

NO LONGER ADVERTISED SOLD STC

Marketed from 24 May 2019 to 5 Mar 2020 (286 days) by Belvoir, Long Eaton



£104,950

2 bedroom apartment for sale

Knightsyard Court, Long Eaton

NO LONGER ADVERTISED SOLD STC

Marketed from 13 Feb 2020 to 12 Jun 2020 (119 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 £1,095 based on the analysis carried out by our letting team at **Let Property Management**.



£1,095 pcm

2 bedroom detached bungalow

Elvaston Drive, Long Eaton, Nottingham

NO LONGER ADVERTISED LET AGREED

Marketed from 10 Aug 2026 to 24 Sep 2026 (45 days) by SAB PROPERTIES, Long Eaton



£725 pcm

2 bedroom maisonette

Haddon Way, Sawley. NG10 3EE

NO LONGER ADVERTISED

Marketed from 18 Aug 2026 to 18 Aug 2026 by Castle Estates, 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 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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