

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Prospect Street, Mansfield,  
NG18

224810493

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





## Property Description

Our latest listing is in Prospect Street, Mansfield, NG18

Get instant cash flow of **£965** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **8.1%** 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...



Prospect Street,  
Mansfield, NG18

224810493



## Property Key Features

**3 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: £1.00 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £965**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 170,000.00

25% Deposit	£42,500.00
SDLT Charge	£9,400
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£52,900.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £965 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£965	£1,150
Mortgage Payments on £127,500.00 @ 5%	£531.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£96.50	£115.00
<b>Total Monthly Costs</b>	<b>£643.75</b>	<b>£662.25</b>
<b>Monthly Net Income</b>	<b>£321.25</b>	<b>£487.75</b>
<b>Annual Net Income</b>	<b>£3,855.00</b>	<b>£5,853.00</b>
<b>Net Return</b>	<b>7.29%</b>	<b>11.06%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,553.00**  
Adjusted To

Net Return                      **6.72%**

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

Annual Net Income      **£3,303.00**  
Adjusted To

Net Return                      **6.24%**

# 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 £200,000.



**3 bedroom detached house for sale**

+ Add t

Prospect Street, Mansfield, NG18

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Feb 2023 to 12 Jun 2023 (110 days) by Purplebricks, covering Nottingham



**3 bedroom semi-detached house for sale**

+ Add t

Prospect Street, Mansfield

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Mar 2022 to 29 Sep 2022 (208 days) by BuckleyBrown, Mansfield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 3 bedroom semi-detached house

+ Add to report

Southwell Road West, Mansfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Mar 2026 to 10 Apr 2026 (16 days) by Lighthouse Estate Agents, Kirkby-In-Ashfield



£1,100 pcm

## 3 bedroom semi-detached house

Southwell Road West, Mansfield, NG18

NO LONGER ADVERTISED

Marketed from 30 Jan 2026 to 1 Mar 2026 (30 days) by OpenRent, London

# 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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