

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Smiths Cottages,
Mansfield, NG18

228086845





PROPERTY DESCRIPTION

Our latest listing is in Smiths Cottages, Mansfield, NG18

Rent currently agreed with tenant of **£769** per calendar month which calculates to a **9.7%** Gross Yield for investors.

This property has a potential to rent for **£790** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Smiths Cottages,
Mansfield, NG18

228086845

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

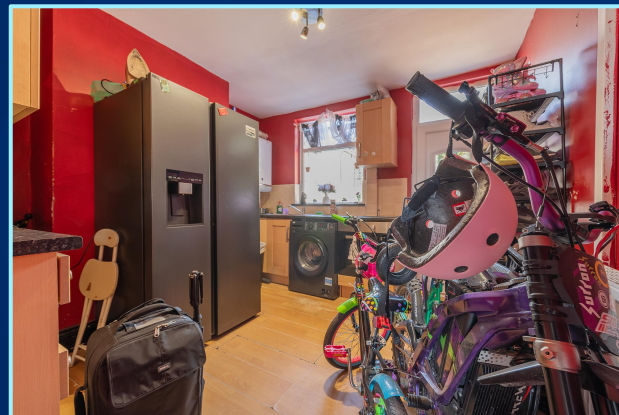
Current Rent: £769

Market Rent: £790

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£95,000

10% Deposit (£5,000 Minimum) **£9,500**

Buyers Premium **£6,000**

Paid On Accepted Bid **£15,500**

Purchase Balance **£85,500**

SDLT Charge **£4,750**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£91,250**

Your total all in costs would be ~£91,250 after taxes and fees based on a purchase price of £95,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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.

123, Princes Street, Mansfield NG18 5SL

Terraced 3 Freehold

Today [See what it's worth now](#)

10 Dec 2024 £110,000

10 Jun 2011 £47,500



PROPERTY INFORMATION

- Great condition
- 3 bedroom
- 2 bathroom
- New Roof May 2023
- Sold for £110,000 in 2024

77, Dallas Street, Mansfield NG18 5SY

Terraced 3 Freehold

Today [See what it's worth now](#)

18 Oct 2024 £100,000

8 Aug 2005 £58,000



PROPERTY INFORMATION

- Poor condition
- 3 bedroom
- 2 bathroom
- 1098 sq ft
- Offer over £115,000
- Sold for £100,000 in 2024

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our lettings team.



£975 pcm

3 bedroom semi-detached house

Princes Street, Mansfield, Nottinghamshire

CURRENTLY ADVERTISED

Marketed from 25 Aug 2026 by Martin & Co, Mansfield



£730 pcm

3 bedroom house

Victoria Street, Mansfield, Nottinghamshire, NG18

CURRENTLY ADVERTISED

Marketed from 24 Aug 2026 by Leaders Lettings, Mansfield



Interested in this
property investment?

Call us on
0161 394 2637

Smiths Cottages, Mansfield, NG18

PROPERTY ID: 228086845

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.