

LET PROPERTY PACK

INVESTMENT INFORMATION

Lower Road, Beeston,
Nottingham, NG9 2GT

216383277

 www.letproperty.co.uk





Property Description

Our latest listing is in Lower Road, Beeston, Nottingham, NG9 2GT

Get instant cash flow of **£3,523** per calendar month with a **9.4%** Gross Yield for investors.

With tenants currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

6 Bedrooms

6 Bathrooms

3 Kitchens

HMO

On-Street Parking

Private Front and Rear Gardens

Easy Access to Local Amenities

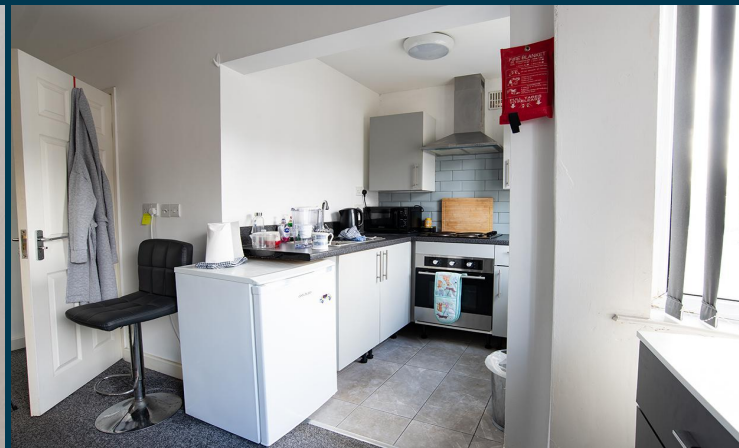
Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,523

Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £518,000.00 and borrowing of £388,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 518,000.00

25% Deposit	£129,500.00
SDLT Charge	£41,800
Legal Fees	£1,000.00
Total Investment	£172,300.00

Projected Investment Return



The monthly rent of this property is currently set at £3,523 per calendar month



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



Returns Based on Rental Income	£3,523
Mortgage Payments on £388,500.00 @ 5%	£1,618.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£352.33
Total Monthly Costs	£1,986.08
Monthly Net Income	£1,537.25
Annual Net Income	£18,446.96
Net Return	10.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£11,400.30**
Adjusted To

Net Return **6.62%**

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

Annual Net Income **£10,676.96**
Adjusted To

Net Return **6.20%**

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 £550,000.



£550,000

6 bedroom semi-detached house for sale

+ Add to report

Trowels Lane, Derby

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Apr 2025 to 20 Aug 2025 (117 days) by Fletcher & Company, Derby

Deceptively Spacious, Three Storey, Victorian Semi-Detached Residence | Superb Dining Kitchen wit...



£545,000

6 bedroom semi-detached house for sale

+ Add to report

North Road, West Bridgford, Nottingham

NO LONGER ADVERTISED

Marketed from 2 Dec 2024 to 14 Feb 2025 (74 days) by Royston & Lund Estate Agents, West Bridgford

Guide Price £545,000 - £565,000 | Three Storey Victorian Home | Five/Six Bedrooms | Versatile Liv...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,640 based on the analysis carried out by our letting team at **Let Property Management**.



£3,640 pcm

6 bedroom semi-detached house

+ Add to report

Rothesay Avenue, Lenton, Nottingham, NG7 1PU

NO LONGER ADVERTISED

Marketed from 10 Oct 2024 to 23 Nov 2024 (43 days) by Tomlinson Estate Management Limited, Lenton

Bills inclusive! | EPC Rating: D | Kitchen-Diner | Garden | Furnished | Dryer | Open Plan Lounge ...



£3,588 pcm

6 bedroom semi-detached house

+ Add to report

Seely Road, Lenton, Nottingham, NG7

NO LONGER ADVERTISED

Marketed from 17 Oct 2024 to 9 Dec 2024 (53 days) by Tomlinson Estate Management Limited, Lenton

Kitchen-Diner | Garden | Dining Room | Dryer | Fridge Freezer | Full Double Glazing | Oven/Hob | ...

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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2GT

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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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