

LET PROPERTY PACK

INVESTMENT INFORMATION

Co-Operative Street,
Stanton Hill,
Sutton-in-Ashfield, NG17

225932521

 www.letproperty.co.uk





Property Description

Our latest listing is in Co-Operative Street, Stanton Hill, Sutton-in-Ashfield, NG17

Get instant cash flow of **£400** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£699** which would provide the investor a Gross Yield of **9.3%** 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...



Co-Operative Street,
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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Living Spaces

Easy Access to Local Amenities

Factor Fees: £1.00 pm

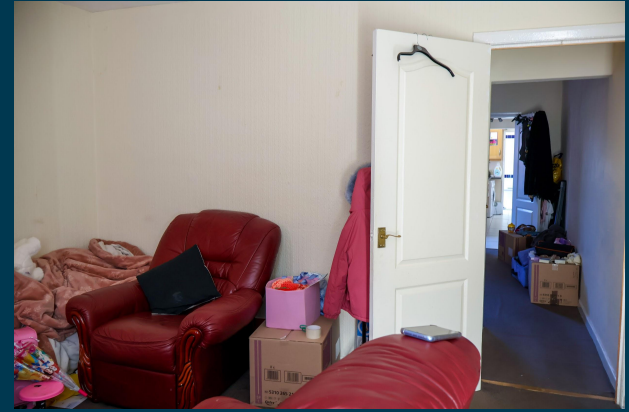
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £699

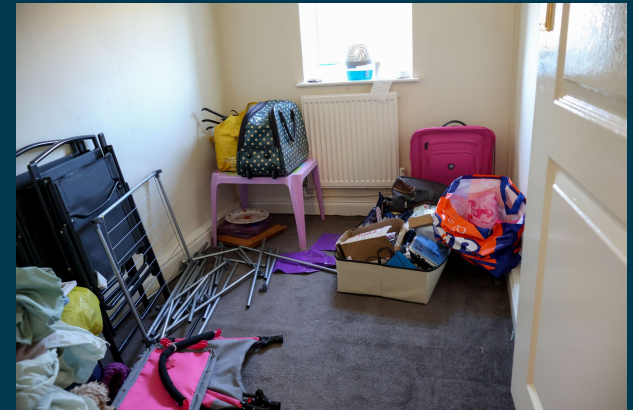
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 90,000.00

SDLT Charge	£4,500
Legal Fees	£1,000
Total Investment	£95,500

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 699



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



Returns Based on Rental Income	£400	£699
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£40.00	£69.90
Total Monthly Costs	£56.00	£85.90
Monthly Net Income	£344.00	£613.10
Annual Net Income	£4,128.00	£7,357.20
Net Return	4.32%	7.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,959**
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 £110,000.



£110,000

3 bedroom terraced house for sale



Marshall Terrace, Stanton Hill, Sutton-in-Ashfield, Nottinghamshire, NG17

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 22 Jan 2026 by Bairstow Eves, Sutton in Ashfield



£100,000

3 bedroom terraced house for sale



Stoneyford Road, Stanton Hill, Sutton-In-Ashfield, Nottinghamshire, NG17

NO LONGER ADVERTISED **SOLD STC**

Marketed from 6 Jul 2020 to 10 Nov 2020 (127 days) by Frank Innes, Sutton-In-Ashfield

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

3 bedroom house

Crompton Street, Teversal, NG17

CURRENTLY ADVERTISED

LET AGREED

Marketed from 21 Apr 2026 by Bairstow Eves Lettings, Mansfield



£850 pcm

3 bedroom terraced house

Cochrane Terrace, Sutton-In-Ashfield, Nottinghamshire, NG17

CURRENTLY ADVERTISED

LET AGREED

Marketed from 28 Feb 2026 by Red Lettings, Hucknall

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**



Current term of tenancy: **7 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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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Sutton-in-Ashfield, NG17

PROPERTY ID: 225932521

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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