

LET PROPERTY PACK

INVESTMENT INFORMATION

Hounds Gate, Nottingham,
NG1

226627299

 www.letproperty.co.uk





Property Description

Our latest listing is in Hounds Gate, Nottingham, NG1

Get instant cash flow of **£606** per calendar month with a **18.2%** Gross Yield for investors.

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...



Hounds Gate,
Nottingham, NG1

226627299



Property Key Features

Studio Flat

1 bathroom

Spacious Living Spaces

Easy access to local amenities

Factor Fees: £319.00 PM

Ground Rent: £25.00 PM

Lease Length: 239 years

Current Rent: £606

Kitchen



Studio Type



Bathroom



Exterior





Outlay figures based on assumed cash purchase of £40,000.

ASSUMED PURCHASE PRICE

£ 40,000

SDLT Charge £2,000

Legal Fees £1,000

Total Investment £43,000

Projected Investment Return



The monthly rent of this property is currently set at £606 per calendar month



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



Returns Based on Rental Income	£606
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£319.00
Ground Rent	£25.00
Letting Fees	£60.60
Total Monthly Costs	£419.60
Monthly Net Income	£186.40
Annual Net Income	£2,236.80
Net Return	5.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,025**
Adjusted To

Net Return **2.38%**

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 £60,000.



£60,000

Studio flat for sale

[+ Add to report](#)

PBSA Studio Apartment - Minerva House, Nottingham

NO LONGER ADVERTISED

Marketed from 4 Nov 2024 to 15 Apr 2025 (161 days) by Residential Estates, Chester



£50,000

Studio flat for sale

[+ Add to report](#)

Spaniel Row, City Centre, Nottingham, NG1 6EP

NO LONGER ADVERTISED

Marketed from 22 Nov 2024 to 27 Jan 2026 (431 days) by Janet Jones Property Services, Sherwood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £641 based on the analysis carried out by our letting team at **Let Property Management**.



£641 pcm

Studio flat

+ Add to report

Flat 1, - Room F, Albert Street, Hounds Gate 2-4 NG1 7DD

NO LONGER ADVERTISED

Marketed from 13 May 2025 to 16 Jun 2025 (33 days) by Campbell Property, Maypool



£624 pcm

Studio flat

+ Add to report

Spaniel Row, Nottingham, NG1

NO LONGER ADVERTISED

Marketed from 9 Mar 2026 to 2 Apr 2026 (23 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.



www.letproperty.co.uk

Hounds Gate, Nottingham, NG1

PROPERTY ID: 226627299

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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