

LET PROPERTY PACK

INVESTMENT INFORMATION

Mills Building, Plumptre
Place, Nottingham, NG1

227179671

 www.letproperty.co.uk





Property Description

Our latest listing is in Mills Building, Plumptre Place, Nottingham, NG1

Get instant cash flow of **£950** per calendar month with a **14.3%** 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...



Mills Building, Plumptre Place, Nottingham, NG1

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Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £321.00 PM

Ground Rent: £0.00

Lease Length: 972 years

Current Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

Projected Investment Return



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



The monthly rent of this property is currently set at £950 per calendar month.

Returns Based on Rental Income	£950
Mortgage Payments on £60,000.00 @ 5%	£250.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£321.00
Ground Rent	£0.00
Letting Fees	£95.00
Total Monthly Costs	£681.00
Monthly Net Income	£269.00
Annual Net Income	£3,228.00
Net Return	12.91%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,328.00**
Adjusted To

Net Return **5.31%**

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

Annual Net Income **£2,028.00**
Adjusted To

Net Return **8.11%**

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

1 bedroom apartment for sale

Plumpton Place, Nottingham

CURRENTLY ADVERTISED

Marketed from 16 Jul 2026 by haart, Nottingham

+ Add to report



£100,000

1 bedroom apartment for sale

The Establishment, Broadway, Lace Market

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 Dec 2024 to 20 Dec 2024 (3 days) by Walton & Allen, Nottingham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

1 bedroom apartment

+ Add to report

Mills Building, Plumpton Place

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Nov 2023 to 11 Dec 2023 (36 days) by Leaders together with Liberty Gate, Nottingham



£950 pcm

1 bedroom apartment

+ Add to report

Mills Building, Plumpton Place, Nottingham, NG1 1HD

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Sep 2021 to 1 Dec 2025 (1531 days) by Slater and Brandley, Nottingham

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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Nottingham, NG1

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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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