

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kent Street, Nottingham,  
NG1

212889995

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Kent Street, Nottingham, NG1

Get instant cash flow of **£700** per calendar month with a **21.0%** Gross Yield for investors.

This property has a potential to rent for **£748** which would provide the investor a Gross Yield of **22.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Kent Street, Nottingham,  
NG1

212889995



## Property Key Features

**Studio Flat**

**1 Bathroom**

**Fitted Kitchen**

**Spacious Living Spaces**

**Factor Fees: £179.00 PM**

**Ground Rent: £24.00 PM**

**Lease Length: 242 years**

**Current Rent: £700**

**Market Rent: £748**

# Bedroom



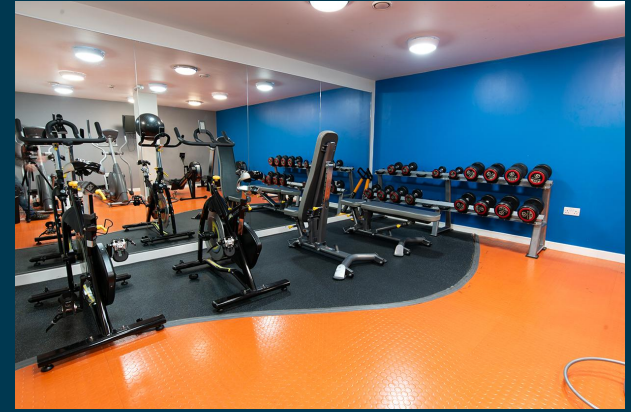
# Kitchen



# Lounge



# Exterior





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

## 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 £700 per calendar month but the potential market rent is

£ 748



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



Returns Based on Rental Income	£700	£748
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£179.00	
Ground Rent	£24.00	
Letting Fees	£70.00	£74.80
<b>Total Monthly Costs</b>	<b>£288.00</b>	<b>£292.80</b>
<b>Monthly Net Income</b>	<b>£412.00</b>	<b>£455.20</b>
<b>Annual Net Income</b>	<b>£4,944.00</b>	<b>£5,462.40</b>
<b>Net Return</b>	<b>11.50%</b>	<b>12.70%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,966**  
Adjusted To

Net Return                      **9.22%**



# 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 £50,000.



£50,000

## Studio flat for sale

+ Add to report

Bard House, 14-22, Shakespeare Street, Nottingham, Nottinghamshire, NG14AH

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jun 2023 to 19 Jan 2024 (205 days) by yieldit, Manchester



£49,000

## Studio flat for sale

+ Add to report

Kent Street, Nottingham, Nottinghamshire NG1 3BW

NO LONGER ADVERTISED

Marketed from 16 Dec 2022 to 6 Feb 2024 (416 days) by Cavendish Residential, Nottingham

# 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

## Studio flat

+ Add to report

Studio 41, St Marks Court, 12-14 St Marks Street, City Centre, Nottingham, NG3 1DF

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Nov 2023 to 5 Sep 2025 (644 days) by Uni2 Rent, Nottingham

\* £202 PPPW INCLUSIVE \* 25/26 ACADEMIC YEAR \* VIRTUAL VIEWINGS AVAILABLE \* NOTTINGHAM TRENT UNIVE...



£875 pcm

## Studio flat

+ Add to report

Flat 411, Victoria House, 76 Milton Street, Nottingham, NG1 3RB

NO LONGER ADVERTISED

Marketed from 22 Feb 2024 to 26 Sep 2024 (217 days) by Megaclose Ltd, 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Kent Street, Nottingham, NG1

PROPERTY ID: 212889995

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.



**LETPROPERTY**