

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Kent Street, Nottingham,
NG1 3BW

218980174





PROPERTY DESCRIPTION

Our latest listing is in Kent Street, Nottingham, NG1 3BW

Rent currently agreed with tenant of **£606** per calendar month which calculates to a **16.9%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **22.3%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Kent Street, Nottingham,
NG1 3BW

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Property Key Features

Studio Flat

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £606

Market Rent: £800

Living Space



Kitchen



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£43,000

10% Deposit (£5,000 Minimum) **£5,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£11,000**

Purchase Balance **£38,000**

SDLT Charge **£2,150**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£41,150**

Your total all in costs would be ~£41,150 after taxes and fees based on a purchase price of £43,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £55,000.



£55,000

2 bedroom flat for sale

[+ Add to report](#)

Beck Street, NOTTINGHAM, Nottinghamshire, NG1

NO LONGER ADVERTISED

Marketed from 18 Feb 2025 to 26 Feb 2026 (372 days) by Frank Innes, Nottingham



£50,000

1 bedroom flat for sale

[+ Add to report](#)

Avalon Court, Kent Street, Nottingham, Nottinghamshire, NG1

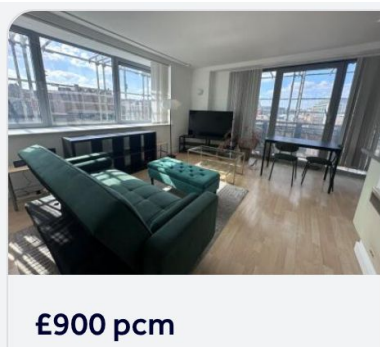
NO LONGER ADVERTISED

Marketed from 19 Jun 2024 to 21 Nov 2024 (154 days) by Frank Innes, Nottingham

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our lettings team.



1 bedroom flat

[+ Add to report](#)

Cranbrook Street, Hockley, Nottingham, NG1

CURRENTLY ADVERTISED

Marketed from 25 Aug 2026 by Belvoir, Nottingham



1 bedroom flat

[+ Add to report](#)

Dakeyne Street, Nottingham, NG3

CURRENTLY ADVERTISED

Marketed from 26 Aug 2026 by HYBR, West London



Kent Street, Nottingham, NG1 3BW

PROPERTY ID: 218980174

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.