

LET PROPERTY PACK

INVESTMENT INFORMATION

York Street, Nuneaton, CV11

226794376

 www.letproperty.co.uk





Property Description

Our latest listing is in York Street, Nuneaton, CV11

Get instant cash flow of **£625** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£898** which would provide the investor a Gross Yield of **7.4%** 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...



York Street, Nuneaton,
CV11

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £625

Market Rent: £898

Lounge



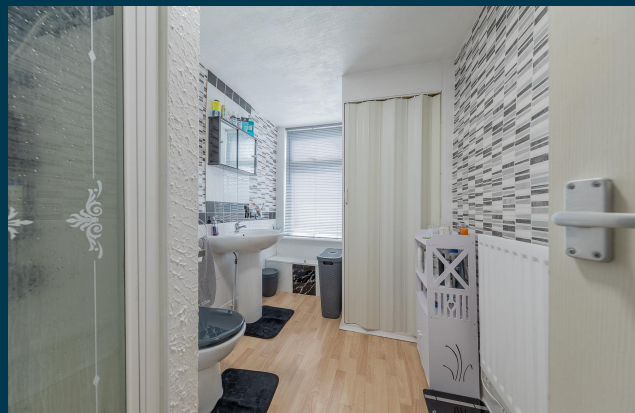
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit	£36,250.00
SDLT Charge	£7,650
Legal Fees	£1,000.00
Total Investment	£44,900.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 898

Returns Based on Rental Income	£625	£898
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£62.50	£89.80
Total Monthly Costs	£530.63	£557.93
Monthly Net Income	£94.38	£340.08
Annual Net Income	£1,132.50	£4,080.90
Net Return	2.52%	9.09%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,284.90**
Adjusted To

Net Return **5.09%**

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

Annual Net Income **£1,905.90**
Adjusted To

Net Return **4.24%**

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 £155,000.



2 bedroom end of terrace house for sale

+ Add to report

Clarence Street, Nuneaton, CV11

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Sep 2025 to 26 Feb 2026 (155 days) by Purplebricks, covering Coventry

£155,000



2 bedroom terraced house for sale

+ Add to report

Clarence Street, Nuneaton, CV11 5PT

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 May 2024 to 28 Nov 2024 (199 days) by Alan Cooper Estates, Nuneaton

£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£925** based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom house

+ Add to report

Fife Street, Nuneaton

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Mar 2025 to 2 Apr 2025 (14 days) by Russell Cope, Bedworth



£900 pcm

2 bedroom house

+ Add to report

Bottrill Street, Nuneaton

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Nov 2024 to 27 Feb 2025 (92 days) by Sheldon Bosley Knight, Coventry

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 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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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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