

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Peppercorn Gardens,  
Nottingham, NG8

225905203

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





## Property Description

Our latest listing is in Peppercorn Gardens, Nottingham, NG8

Get instant cash flow of **£650** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,337** which would provide the investor a Gross Yield of **10.0%** if the rent was increased to market rate.

**With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.**

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



Peppercorn Gardens,  
Nottingham, NG8

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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: 0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650**

**Market Rent: £1,337**

# Lounge



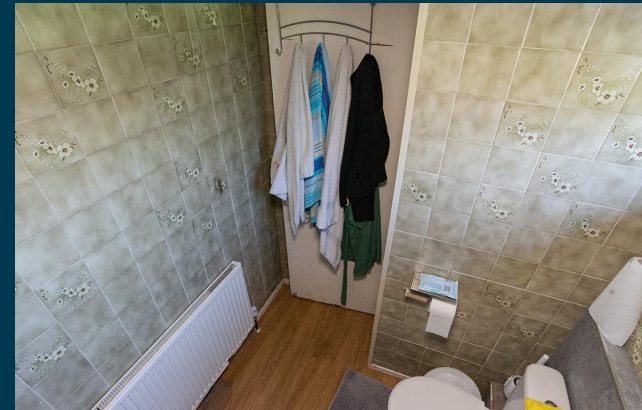
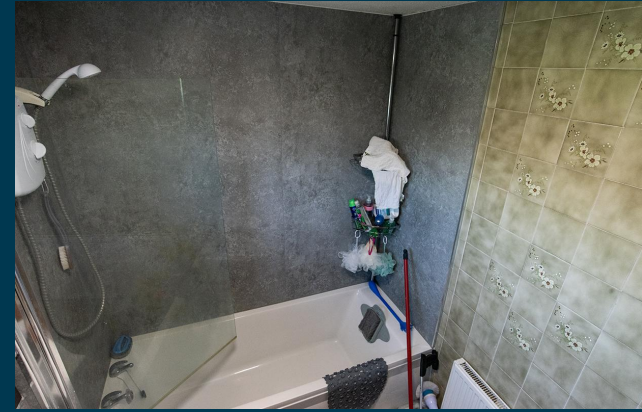
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £160,000.00 and borrowing of £120,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 160,000.00

25% Deposit	£40,000.00
SDLT Charge	£8,700
Legal Fees	£1,000.00
Total Investment	£49,700.00

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,337

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



Returns Based on Rental Income	£650	£1,337
Mortgage Payments on £120,000.00 @ 5%	£500.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£133.70
<b>Total Monthly Costs</b>	<b>£580.00</b>	<b>£648.70</b>
<b>Monthly Net Income</b>	<b>£70.00</b>	<b>£688.30</b>
<b>Annual Net Income</b>	<b>£840.00</b>	<b>£8,259.60</b>
<b>Net Return</b>	<b>1.69%</b>	<b>16.62%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,585.60**  
Adjusted To

Net Return                      **11.24%**

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

Annual Net Income      **£5,859.60**  
Adjusted To

Net Return                      **11.79%**

# 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 £230,000.



£230,000

## 3 bedroom terraced house for sale

Southwold Drive, Nottingham

NO LONGER ADVERTISED

Marketed from 1 Sep 2025 to 22 Jan 2026 (143 days) by Robert Ellis, Beeston

+ Add to report



£200,000

## 3 bedroom terraced house for sale

Enthorpe Street, Nottingham, NG8

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Feb 2026 by Purplebricks, covering Nottingham

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,475 based on the analysis carried out by our letting team at **Let Property Management**.



£1,475 pcm

3 bedroom detached house

+ Add to report

Kingswood Road, Nottingham

NO LONGER ADVERTISED

Marketed from 30 Jul 2025 to 10 Oct 2025 (71 days) by Tristrams Sales & Lettings, Nottingham



£1,400 pcm

3 bedroom detached house

+ Add to report

Seaford Avenue, Nottingham, NG8 1LA

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jan 2026 to 29 Jan 2026 (23 days) by C P Walker & Son, Beeston

# 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**



Current term of tenancy: **3 Years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

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.

