LET PROPERTY PACK

INVESTMENT INFORMATION

Huntingdon Street,
Nottingham, NG1 1AR

229370917

www.letproperty.co.uk





Property Description

Our latest listing is in Huntingdon Street, Nottingham, NG1 1AR

This property has a potential to rent for **£850.00** which would provide the investor a Gross Yield of **12.4%** 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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 128 years

Market Rent: £850.00

Lounge





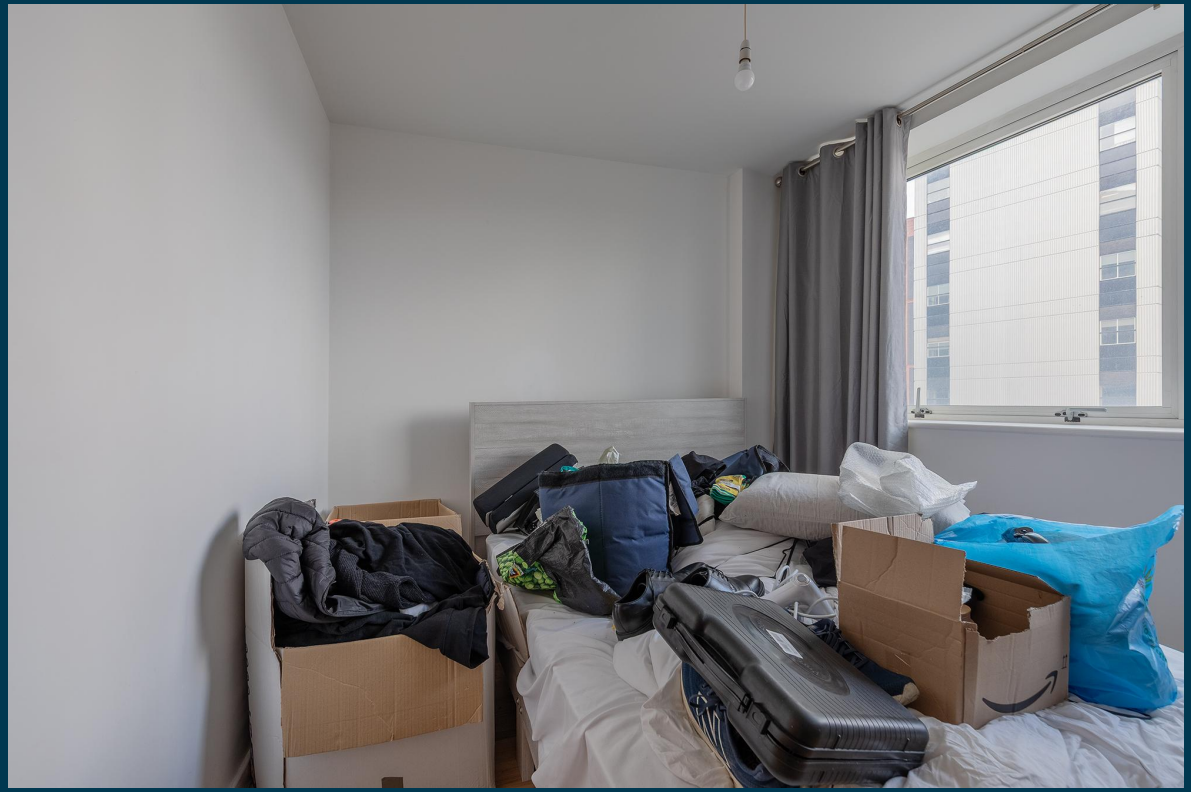


Kitchen





Bedrooms







Bathroom





Exterior



Initial Outlay



Figures based on assumed purchase price of £82,000.00 and borrowing of £61,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 82,000.00

25% Deposit	**£20,500.00**
SDLT Charge	**£4,100**
Legal Fees	**£1,000.00**
Total Investment	**£25,600.00**

Projected Investment Return



Returns Based on Rental Income	£0.00
Mortgage Payments on £61,500.00 @ 5%	£256.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	£0.00
Letting Fees	£0.00
Total Monthly Costs	£271.25
Monthly Net Income	-£271.25
Annual Net Income	-£3,255.00
Net Return	-12.71%

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 Adjusted To	**£4,225.00**
Net Return	**16.50%**

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

Annual Net Income Adjusted To	**£4,695.00**
Net Return	

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 £100,000.



£100,000

1 bedroom apartment for sale

+ Add to report

Marco Island, Huntingdon Street, NG1

NO LONGER ADVERTISED

Marketed from 21 May 2024 to 10 Oct 2024 (142 days) by Walton & Allen, Nottingham



£95,000

1 bedroom apartment for sale

+ Add to report

Huntingdon Street, NOTTINGHAM

NO LONGER ADVERTISED

Marketed from 27 Sep 2024 to 27 Nov 2024 (60 days) by Bagshaws Residential, Derby Auctions

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 letting team at **Let Property Management**.



1 bedroom apartment

+ Add to report

Marco Island, Huntingdon Street

NO LONGER ADVERTISED

Marketed from 8 May 2026 to 30 Jul 2026 (82 days) by Martin & Co, Nottingham

£900 pcm



1 bedroom apartment

+ Add to report

Marco Island,

NO LONGER ADVERTISED LET AGREED

Marketed from 9 May 2025 to 28 Jul 2025 (79 days) by Martin & Co, Nottingham

£895 pcm

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: **N/A**
- Standard Tenancy Agreement In Place: **N/A**
- Fully compliant tenancy: **N/A**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **N/A**
- Payment history: **N/A**

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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