

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Abbotsford Drive, Nottingham, NG3

228269335

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





## Property Description

Our latest listing is in Abbotsford Drive, Nottingham, NG3 1NB

Get instant cash flow of **£23,414** per calendar month with a **9.0%** Gross Yield for investors.

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...



Abbotsford Drive,  
Nottingham, NG3

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## Property Key Features

Portfolio of 10 student LET HMOs

22 bathrooms

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £23,414

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £3,105,000.00 and borrowing of £2,328,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 3,105,000.00

25% Deposit £776,250.00

SDLT Charge £441,600

Legal Fees £1,000.00

Total Investment £1,218,850.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £23,414 per calendar month

|                                         |             |
|-----------------------------------------|-------------|
| Returns Based on Rental Income          | £23,414     |
| Mortgage Payments on £2,328,750.00 @ 5% | £9,703.13   |
| Est. Building Cover (Insurance)         | £15.00      |
| Approx. Factor Fees                     | £0.00       |
| Ground Rent                             | FREEHOLD    |
| Letting Fees                            | £2,341.40   |
| Total Monthly Costs                     | £12,059.53  |
| Monthly Net Income                      | £11,354.48  |
| Annual Net Income                       | £136,253.70 |
| Net Return                              | 11.18%      |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£89,425.70**  
Adjusted To

Net Return                      **7.34%**

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

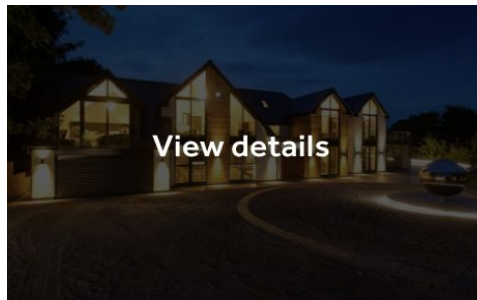
Annual Net Income      **£89,678.70**  
Adjusted To

Net Return                      **7.36%**

# 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 £3,400,000.



## 5 bedroom detached house for sale

[+ Add to report](#)

Fairmont, Edwalton

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Mar 2023 to 11 Aug 2023 (140 days) by FHP Living, West Bridgford

£3,400,000



## 4 bedroom detached house

[+ Add to report](#)

Hough Green

NO LONGER ADVERTISED

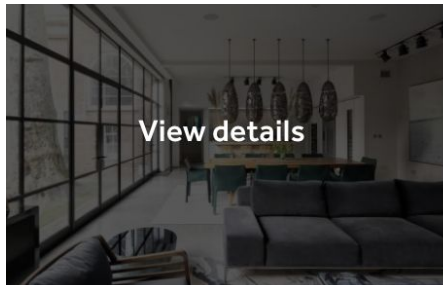
Marketed from 13 May 2024 to 17 May 2024 (3 days) by Leaders Lettings, Chester

£3,200 pcm

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £65,000 based on the analysis carried out by our letting team at **Let Property Management**.



View details

£65,000 pcm

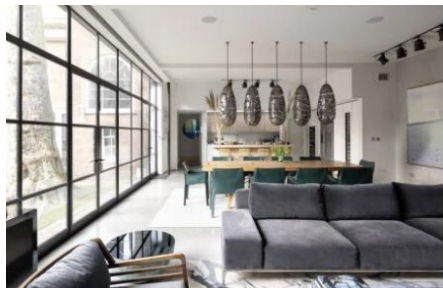
## 5 bedroom detached house

Caroline Close, London, W2

NO LONGER ADVERTISED

Marketed from 8 Jan 2026 to 28 Jan 2026 (20 days) by Domus Nova, London

+ Add to report



£52,000 pcm

## 5 bedroom detached house

Caroline Close, London, W2

NO LONGER ADVERTISED

Marketed from 17 Oct 2025 to 10 Dec 2025 (54 days) by Domus Nova, London

+ Add to report

# 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.



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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.



**LETPROPERTY**