# LET PROPERTY PACK

## INVESTMENT INFORMATION

Broxtowe Lane,
Nottingham, NG8

229681317

www.letproperty.co.uk





# Property Description

Our latest listing is in Broxtowe Lane, Nottingham, NG8

Get instant cash flow of **£800** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£1,026** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Broxtowe Lane,
Nottingham, NG8

229681317

# Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,026

# Lounge








# Kitchen







# Bedrooms







# Bathroom







# Exterior








# Initial Outlay



**ASSUMED PURCHASE PRICE**

£135,000

| | |
|---|---|
| SDLT Charge | **£6,950** |
| Legal Fees | **£1,000** |
| Total Investment | **£142,950** |

Outlay figures based on assumed cash purchase of £135,000.

# Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,026

| Returns Based on Rental Income | £800 | £1,026 |
|---|---|---|
| Est. Building Cover (Insurance) | £15.00 | |
| Approx. Factor Fees | £0.00 | |
| Ground Rent | Freehold | |
| Letting Fees | £80.00 | £102.60 |
| Total Monthly Costs | £95.00 | £117.60 |
| Monthly Net Income | £705.00 | £908.40 |
| Annual Net Income | £8,460.00 | £10,900.80 |
| Net Return | 5.92% | 7.63% |

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 | **£8,849** |
| Net Return | **6.19%** |

# 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 £140,000.



£140,000

## 2 bedroom end of terrace house for sale

+ Add to report

Ambleside Road, Aspley, Nottinghamshire, NG8 5RB

NO LONGER ADVERTISED SOLD STC

Marketed from 22 Apr 2023 to 27 Oct 2023 (187 days) by HoldenCopley, Hucknall



£135,000

## 2 bedroom terraced house for sale

+ Add to report

Broxtowe Lane, Nottingham, Nottingham City,, Nottingham, Nottinghamshire

CURRENTLY ADVERTISED

Marketed from 28 Sep 2026 by Springbok Properties, Nationwide

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,200 pcm**

## 2 bedroom semi-detached house

+ Add to report

Glencairn Mews, Nottinghamshire, NG8

NO LONGER ADVERTISED

Marketed from 10 Sep 2026 to 14 Sep 2026 (3 days) by Keystones Property, Colchester



**£1,025 pcm**

## 2 bedroom house

+ Add to report

Ambleside Road, Broxtowe, NG8

CURRENTLY ADVERTISED

Marketed from 3 Nov 2026 by Bairstow Eves Lettings, Nottingham

# 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.



www.letproperty.co.uk

Broxtowe Lane, Nottingham, NG8

PROPERTY ID: 229681317

# 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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