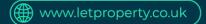


LET PROPERTY PACK

INVESTMENT INFORMATION

Brandreth Avenue Sutton-in-Ashfield, NG17

203573000











Property Description

Our latest listing is in Brandreth Avenue Sutton-in-Ashfield, NG17

Get instant cash flow of £650 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 9.2% if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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







Brandreth Avenue Sutton-in-Ashfield, NG17



Property Key Features

3 bedrooms

1 bathroom

Three Piece Bathroom

Garden Ground

Factor Fees: £0

Ground Rent: N/A

Lease Length: N/A

Current Rent: £650

Market Rent: £1,150

Lounge









Kitchen







Bedrooms









Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£37,500.00**

SDLT Charge £4,500

Legal Fees £1,000.00

Total Investment £43,000.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

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

	\smile		
Returns Based on Rental Income	£650	£1,150	
Mortgage Payments on £112,500.00 @ 5%	£46	£468.75	
Est. Building Cover (Insurance)	£1	5.00	
Approx. Factor Fees	£0	£0.00	
Ground Rent	N	N/A	
Letting Fees	£65.00	£115.00	
Total Monthly Costs	£548.75	£598.75	
Monthly Net Income	£101.25	£551.25	
Annual Net Income	£1,215.00	£6,615.00	
Net Return	2.83%	15.38%	

Return Stress Test Analysis Report





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

Annual Net Income

£4,315.00

Adjusted To

Net Return

10.03%

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

Annual Net Income

£4,365.00

Adjusted To

Net Return

10.15%

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 £147,000.

	3 bedroom semi-detached house for sale Brandreth Avenue, Sutton-in-Ashfield, NG17	+ Add to report
	NO LONGER ADVERTISED SOLD STC	
	Three Bedrooms Semi-Detached House Lovely Well Car Heating Doubl	ed For Gardens Gas Cental
£150,000	SOLD PRICE HISTORY	
	22 Oct 2021	£147,000
- Floorplan	21 Oct 2019	£105,000
	Marketed from 3 Jul 2021 to 18 Oct 2021 (107 days) by Location, Sutto 3 bedroom semi-detached house for sale Brandreth Avenue, Sutton-in-Ashfield, NG17	on-in-Ashfield + Add to report
		Proceedings of the control of the co
	3 bedroom semi-detached house for sale	+ Add to report
	3 bedroom semi-detached house for sale Brandreth Avenue, Sutton-in-Ashfield, NG17 NO LONGER ADVERTISED SOLD STC	+ Add to report
	3 bedroom semi-detached house for sale Brandreth Avenue, Sutton-in-Ashfield, NG17 NO LONGER ADVERTISED SOLD STC Fully Refurbished Throughout Stunning Integrated Breakfield Sold Stunning Stun	+ Add to report
	3 bedroom semi-detached house for sale Brandreth Avenue, Sutton-in-Ashfield, NG17 NO LONGER ADVERTISED SOLD STC Fully Refurbished Throughout Stunning Integrated Breakf. Bedrooms Modern Fi	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,650 based on the analysis carried out by our letting team at **Let Property**Management.



£1,650 pcm

3 bedroom stone house

Newstead Abbey Park, Nottingham

NO LONGER ADVERTISED

GRADE TWO LISTED BUILDING | CHARACTER PROPERTY | THREE BEDROOMS |
BALCONY | EN SUITE & FAMILY BAT...

SOLD PRICE HISTORY



£1,500 pcm

3 bedroom detached house

Park Lane Farm, Shirland

NO LONGER ADVERTISED

3 Bedrooms | Shirland | Detached House | Unfurnished | Children Welcome | Sorry, No Smokers | Lar...

SOLD PRICE HISTORY

+ Add to report

+ Add to report

Current Tenant Profile



As this property is currently tenanted, 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: 5 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.







Interested in this property investment?

Make an offer or book a viewing

Call us on **0141 478 0985**

Brandreth Avenue Sutton-in-Ashfield, NG17



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.