

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Byron Centre, Ogle  
Street, Hucknall,  
Nottingham, NG15

207062044

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





## Property Description

Our latest listing is in The Byron Centre, Ogle Street, Hucknall, Nottingham, NG15

Get instant cash flow of **£750** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



The Byron Centre, Ogle Street, Hucknall, Nottingham, NG15

207062044



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Lounge and Kitchen**

**Good Condition**

**Factor Fees: £176.00**

**Ground Rent: £100.00**

**Lease Length: 125 years**

**Current Rent: £750**

**Market Rent: £850**

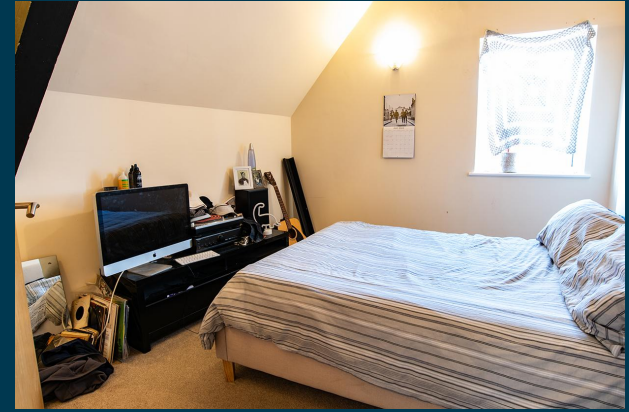
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 140,000

25% Deposit	£35,000.00
SDLT Charge	4200
Legal Fees	£1,000.00
Total Investment	£40,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 850

Returns Based on Rental Income	£750	£850
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£176.00	
Ground Rent	£100.00	
Letting Fees	£75.00	£85.00
<b>Total Monthly Costs</b>	<b>£803.50</b>	<b>£813.50</b>
<b>Monthly Net Income</b>	<b>-£54</b>	<b>£37</b>
<b>Annual Net Income</b>	<b>-£642</b>	<b>£438</b>
<b>Net Return</b>	<b>-1.60%</b>	<b>1.09%</b>

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.



# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **-£1,262**

Net Return **-3.14%**

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

Annual Net Income Adjusted To **-£462**

Net Return **-1.15%**

# 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 £170,000.



£170,000

## 2 bedroom end of terrace house for sale

Titchfield Street, Hucknall, Nottingham,  
Nottinghamshire, NG15

+ Add to report

NO LONGER ADVERTISED SOLD STC

End Terraced House | Two Bedrooms | Well Presented Throughout | New Roof | New Boiler | New Kitch...

SOLD PRICE HISTORY



£120,000

## 2 bedroom apartment for sale

The Byron Centre, Ogle Street, Hucknall, Nottingham

+ Add to report

NO LONGER ADVERTISED

FIRST FLOOR APARTMENT | TWO DOUBLE BEDROOMS | OPEN PLAN KITCHEN/RECEPTION ROOM | SECURE ALLOCATED...

Marketed from 15 Nov 2019 to 18 May 2020 (184 days) by Express Sales (Nottingham) Ltd, Nottingham

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

## 2 bedroom terraced house

Carlingford Road, Hucknall, Nottinghamshire, NG15

+ Add to report

NO LONGER ADVERTISED LET AGREED

Mid-Terraced Property | Two Double Bedrooms | Open Plan Dining Kitchen | Modern Bathroom | Cont...

SOLD PRICE HISTORY



£750 pcm

## 2 bedroom apartment

Byron Centre, Hucknall

+ Add to report

NO LONGER ADVERTISED LET AGREED






Two bedroom apartment | Large reception | Fully furnished | Double glazed | Kitchen with applianc...

Marketed from 3 May 2023 to 24 May 2023 (21 days) by Tristrams Sales & Lettings, Nottingham

# 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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **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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Nottingham, NG15

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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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