

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashley Terrace Carlton  
Road Worksop, S80 1PT

204128648

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





## Property Description

Our latest listing is in Ashley Terrace Carlton Road Worksop, S80 1PT

Get instant cash flow of **£525** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** 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...**



Ashley Terrace Carlton  
Road Worksop, S80 1PT

204128648



## Property Key Features

**2 bedroom**

**1 bathroom**

**Garden Grounds**

**Close proximity to valuable  
amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £525**

**Market Rent: £700**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £80,000 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£2,400
Legal Fees	£1,000.00
Total Investment	£23,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 700



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.



Returns Based on Rental Income	£525	£700
Mortgage Payments on £60,000.00 @ 5%	<b>£250.00</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£0.00</b>	
Ground Rent	<b>FREEHOLD</b>	
Letting Fees	<b>£52.50</b>	<b>£70.00</b>
<b>Total Monthly Costs</b>	<b>£317.50</b>	<b>£335.00</b>
<b>Monthly Net Income</b>	<b>£207.50</b>	<b>£365.00</b>
<b>Annual Net Income</b>	<b>£2,490.00</b>	<b>£4,380.00</b>
<b>Net Return</b>	<b>10.64%</b>	<b>18.72%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,980.00**  
Adjusted To

Net Return                      **12.74%**

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

Annual Net Income      **£3,180.00**  
Adjusted To

Net Return                      **13.59%**

# 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.



## 2 bedroom terraced house for sale

Carlton Road, Worksop, S81

+ Add to report

CURRENTLY ADVERTISED SOLD STC

Recently Renovated | Close To Local Amenities | Sought After Location | Good Size Rooms | Garden

£140,000



### SOLD PRICE HISTORY

30 Jan 2023

£75,000

Marketed from 16 Oct 2023 by Strike, Yorkshire



## 2 bedroom terraced house for sale

Carlton Road, Worksop, S81

+ Add to report

NO LONGER ADVERTISED

Ideal for First Time Buyers & Investors | Well Presented Throughout | TWO Reception Rooms | Moder...

£125,000



### SOLD PRICE HISTORY

23 Aug 2021

£110,000

29 Oct 2019

£65,000



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

## 2 bedroom terraced house

Canalside Mews, Worksop

+ Add to report

NO LONGER ADVERTISED LET AGREED

A rated boiler | NEW Decoration | NEW Flooring | No Pets | Off-street parking

### SOLD PRICE HISTORY

24 Jun 2022	£132,500
7 Apr 2006	£125,000



£725 pcm

## 2 bedroom terraced house

Edward Street, Worksop

+ Add to report

NO LONGER ADVERTISED LET AGREED

A Holding Deposit is Required Which is Equivalent to One Weeks Rent | EPC Rating - D | Unfurnishe...

Marketed from 24 Aug 2023 to 23 Oct 2023 (59 days) by Martin & Co, Worksop

# 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: **3 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.





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

Ashley Terrace Carlton Road Worksop, S80  
1PT

PROPERTY ID: 12345678

Interested in this  
**property investment?**

Make an offer or  
**book a viewing**

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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