

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lockwood Road  
Doncaster, DN1 2TT

209210180

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





## Property Description

Our latest listing is in Lockwood Road  
Doncaster, DN1 2TT

Get instant cash flow of **£1,180** per calendar  
month with a **11.2%** Gross Yield for investors.

**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...**



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## Property Key Features

4 Bedroom

2 Bathroom

Spacious Rooms

Large Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: Freehold

Current Rent: £1,180

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £126,500.00 and borrowing of £94,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 126,500.00

25% Deposit	£31,625.00
SDLT Charge	£3,795
Legal Fees	£1,000.00
<b>Total Investment</b>	<b>£36,420.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £1,180 per calendar month.



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.



<b>Returns Based on Rental Income</b>	<b>£1,180</b>
Mortgage Payments on £94,875.00 @ 5%	<b>£395.31</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>TBC</b>
Letting Fees	<b>£118.00</b>
<b>Total Monthly Costs</b>	<b>£528.31</b>
<b>Monthly Net Income</b>	<b>£651.69</b>
<b>Annual Net Income</b>	<b>£7,820.25</b>
<b>Net Return</b>	<b>21.47%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,996.25**  
Adjusted To

Net Return                      **8.23%**

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

Annual Net Income      **£2,898.75**  
Adjusted To

Net Return                      **7.96%**

# 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 £200,000.

## Within ¼ area



£200,000



**3 bedroom end of terrace house for sale**  
St. Marys Road, Wheatley, Doncaster

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

An internal inspection is highly recommended to appreciate standard and space offered by this ver...

SOLD PRICE HISTORY	
18 Mar 2022	£210,000
16 Jun 2017	£185,000
13 Feb 2006	£179,995



£155,000



**3 bedroom terraced house for sale**  
Beckett Road, Doncaster, DN2

+ Add to report

NO LONGER ADVERTISED

3D Virtual Tour Available | Mid Terrace property | Three Bedrooms | Bathroom | Close By To Town C...

SOLD PRICE HISTORY	
2 Jan 1997	£27,250
14 Jun 1996	£25,000



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,375 based on the analysis carried out by our letting team at **Let Property Management**.



£1,375 pcm

## 6 bedroom terraced house

Auckland Road, Doncaster, DN2

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 2059667

Marketed from 20 Apr 2024 to 13 May 2024 (23 days) by OpenRent, London



£1,100 pcm

## 5 bedroom terraced house

Beckett Road, DN2

+ Add to report

NO LONGER ADVERTISED






Close to the centre | Beautifully restored | Large family home | Two reception rooms | Huge Kitch...

Marketed from 7 Oct 2022 to 27 Oct 2022 (19 days) by Haybrook Lettings, Sheffield

# 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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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**