

LET PROPERTY PACK

INVESTMENT INFORMATION

Chesterfield Avenue, New
Whittington, S43

211152152

 www.letproperty.co.uk





Property Description

Our latest listing is in Chesterfield Avenue, New Whittington, S43

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **6.5%** if the rent was increased to market rate.

With a great location with several shops, convenience stores, restaurants and schools found within 1 mile radius, this property will prove to be a great addition to an investor's portfolio!

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



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Property Key Features

3 bedrooms

1 bathroom

Good condition

Easy access to local amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£4,140
Legal Fees	£1,000.00
Total Investment	£39,640.00

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.



Returns Based on Rental Income	£750
Mortgage Payments on £103,500.00 @ 5%	£431.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£75.00
Total Monthly Costs	£521.25
Monthly Net Income	£228.75
Annual Net Income	£2,745.00
Net Return	6.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,245.00**
Adjusted To

Net Return **3.14%**

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


Annual Net Income **£675.00**
Adjusted To

Net Return **1.70%**

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 £137,500.



2 bedroom terraced house for sale

Handley Road, Chesterfield, S43

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 30 Aug 2024 by Purplebricks, covering Sheffield

£137,500

+ Add to report



2 bedroom terraced house for sale

Devonshire Road North, New Whittington, S43

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 10 Jun 2024 by Redbrik, Chesterfield

£130,000


+ Add to report

Two Bedrooms End Terraced House | Spacious Lounge | Open Plan Modern Fitted Breakfast Kitchen

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**.



View details

2 bedroom terraced house

South Street North, New Whittington, S43


NO LONGER ADVERTISED LET AGREED

Marketed from 31 Jul 2024 to 20 Sep 2024 (50 days) by Redbrik, Sheffield

£750 pcm

Two Bedroom Mid Terraced House | Recently Refurbished Throughout With New Carpets | Spacious

+ Add to report



View details

2 bedroom terraced house

South Street North, New Whittington, Chesterfield

CURRENTLY ADVERTISED LET AGREED

Marketed from 11 Oct 2024 by Pinewood Properties, Chesterfield

£725 pcm





TWO BEDROOM MID TERRACE | ON STREET PARKING TO THE FRONT OF THE PROPERTY | EAST

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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.



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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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