

LET PROPERTY PACK

INVESTMENT INFORMATION

Nottingham Road, Derby,
DE21 6FP

212226080

 www.letproperty.co.uk





Property Description

Our latest listing is in Nottingham Road, Derby, DE21 6FP

Get instant cash flow of **£2,470** per calendar month with a **12.3%** Gross Yield for investors.

This property has a potential to rent for **£2,835** which would provide the investor a Gross Yield of **14.1%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



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Property Key Features

6 bedrooms

2 bathroom

Spacious Rooms

Three Piece Bathroom

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,470

Market Rent: £2,835

Lounge and Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £241,000.00 and borrowing of £180,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 241,000.00

25% Deposit	£60,250.00
SDLT Charge	£14,370
Legal Fees	£1,000.00
Total Investment	£75,620.00

Projected Investment Return



The monthly rent of this property is currently set at £2,470 per calendar month but the potential market rent is

£ 2,835



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£2,470	£2,835
Mortgage Payments on £180,750.00 @ 5%	£753.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£247.00	£283.50
Total Monthly Costs	£1,015.13	£1,051.63
Monthly Net Income	£1,454.88	£1,783.38
Annual Net Income	£17,458.50	£21,400.50
Net Return	23.09%	28.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£15,730.50**
Adjusted To

Net Return **20.80%**

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

Annual Net Income **£17,785.50**
Adjusted To

Net Return **23.52%**

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 £290,000.



£290,000

5 bedroom detached house for sale

+ Add to report

Clinton Street, Derby, Derbyshire

NO LONGER ADVERTISED

Marketed from 12 Oct 2022 to 28 Jul 2023 (288 days) by Leaders Sales, Derby



£250,000

3 bedroom detached house for sale

+ Add to report

NOTTINGHAM ROAD, CHADDESSEN

NO LONGER ADVERTISED

SOLD STC

Marketed from 20 Nov 2020 to 26 Mar 2021 (125 days) by Hannells Estate Agents, Chaddesden

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,835 based on the analysis carried out by our letting team at **Let Property Management**.



£2,950 pcm

5 bedroom detached house

Cumberhills Road, Duffield, Belper

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jun 2024 to 10 Jul 2024 (19 days) by Fletcher & Company, Duffield

+ Add to report



£2,600 pcm

5 bedroom detached house

The Limes, Duffield, Derbyshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jul 2024 to 21 Sep 2024 (67 days) by Fletcher & Company, Duffield

+ 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**



Standard Tenancy Agreement In Place: **YES**



Fully compliant tenancy: **YES**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 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.



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