

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mound Rd, Chesterfield  
S40

211928339

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





## Property Description

Our latest listing is in Mound Rd, Chesterfield S40

Get instant cash flow of **£625** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



Mound Rd, Chesterfield  
S40

211928339



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Driveway**

**Rear Garden Space**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £625**

**Market Rent: £700**

# Lounge

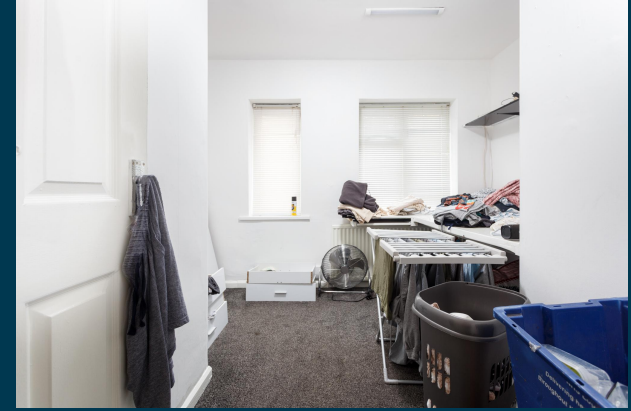




# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 125,000

25% Deposit	£31,250.00
SDLT Charge	3750
Legal Fees	£1,000.00
Total Investment	£36,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £625 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	£625	£700
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£62.50	£70.00
Total Monthly Costs	£468.13	£475.63
Monthly Net Income	£157	£224
Annual Net Income	£1,883	£2,693
Net Return	5.23%	7.48%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,293**  
Adjusted To

Net Return                      **3.59%**

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

Annual Net Income      **£817**  
Adjusted To

Net Return                      **2.27%**



# 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 £245,000.



£245,000

## 3 bedroom semi-detached house for sale

+ Add to report

Askew Way, Chesterfield, Derbyshire S40

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Nov 2023 to 16 Apr 2024 (158 days) by Pinewood Properties, Chesterfield



£109,000

## 3 bedroom semi-detached house for sale

+ Add to report

12 Boythorpe Crescent, Chesterfield S40 2NX

NO LONGER ADVERTISED

Marketed from 6 Sep 2021 to 5 Oct 2021 (28 days) by SDL Property Auctions, Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 3 bedroom semi-detached house

Archdale Close, Chesterfield, S40

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 May 2024 to 9 Jul 2024 (56 days) by Redbrik, Sheffield

+ Add to report



£650 pcm

## 3 bedroom terraced house

Askew Way, Chesterfield, Derbyshire

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Nov 2024 to 27 Nov 2024 by Pinewood Properties, Chesterfield

+ 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**



Current term of tenancy: **Within 2 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)

Mound Rd, Chesterfield S40

211928339

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**