

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Curzon Street,  
Burton-On-Trent, DE14

214720289

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





## Property Description

Our latest listing is in Curzon Street, Burton-On-Trent, DE14

Get instant cash flow of **£575** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£690** which would provide the investor a Gross Yield of **6.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Curzon Street,  
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## Property Key Features

2 bedroom

1 bathroom

Spacious Room

Large Kitchen

Factor Fees: £142 per month

Ground Rent: £175 per annum

Lease Length: TBC

Current Rent: £575

Market Rent: £690



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit £33,000.00

SDLT Charge £6,600

Legal Fees £1,000.00

Total Investment £40,600.00

# Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 690

Returns Based on Rental Income	£575	£690
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£141.67	
Ground Rent	£14.58	
Letting Fees	£57.50	£69.00
Total Monthly Costs	£641.25	£652.75
Monthly Net Income	-£66.25	£37.25
Annual Net Income	-£795.00	£447.00
Net Return	-1.96%	1.10%

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.





# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£933.00**  
Adjusted To

Net Return                      **-2.30%**

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

Annual Net Income      **-£1,358.04**  
Adjusted To

Net Return                      **-3.34%**

# 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 £109,950.



£109,950

## 2 bedroom apartment for sale

+ Add to re

Curzon Street, Burton-On-Trent

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 May 2022 to 15 Sep 2022 (133 days) by Nicholas Humphreys, Burton-on-Trent



£95,000

## 2 bedroom apartment for sale

+ Add to report

Curzon Court, Burton-on-Trent

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2022 to 20 Feb 2023 (258 days) by John Shepherd, Burton on Trent

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

## 2 bedroom apartment

+ Add to report

Curzon Street, Burton on Trent. DE14 2DH

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Mar 2024 to 15 Apr 2024 (39 days) by Frank Innes Lettings, Burton on Trent



£750 pcm

## 2 bedroom flat

+ Add to report

Curzon Street, Burton-on-Trent, Staffordshire, DE14

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jan 2025 to 31 Jan 2025 (11 days) by John Shepherd Lettings, Derby



# 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: **5 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.



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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**