

¥

# LET PROPERTY PACK

## **INVESTMENT** INFORMATION

Curzon Street, Burton-On-Trent, DE14

214720289

() 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...

#### **LETPR®PERTY**





#### Curzon Street, Burton-On-Trent, DE14

214720289

2 bedroom 1 bathroom Spacious Room Large Kitchen

 $\oslash$ 

**Property Key Features** 

Factor Fees: £142 per month Ground Rent: £175 per annum Lease Length: TBC Current Rent: £575 Market Rent: £690













## Bedrooms









## Bathroom



















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



25% Deposit	£33,000.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,600.00

## **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.

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	<mark>£641.25</mark>	£652.75
Monthly Net Income	-£66.25	£37.25
Annual Net Income	-£795.00	£447.00
Net Return	<mark>-1.96%</mark>	<mark>1.10%</mark>

し ニアシスタ) シニスコ

## 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%)

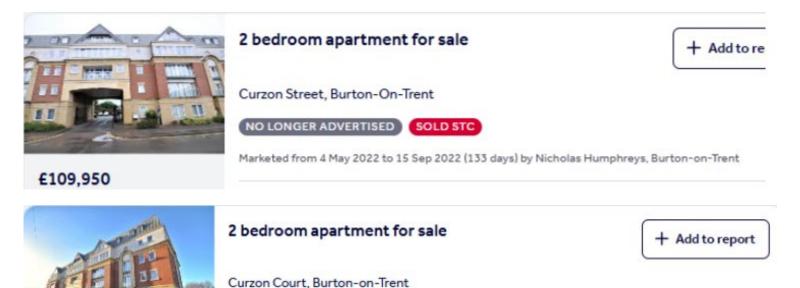
Annual Net Income -£1,358.04 Adjusted To

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.

NO LONGER ADVERTISED



SOLD STC

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

£95,000

## **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



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

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



+ Add to report



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

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.



Current term of tenancy: 5 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

#### Curzon Street, Burton-On-Trent, DE14

#### 214720289

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.

