

LET PROPERTY PACK

INVESTMENT INFORMATION

Iron Gate Studios, 37-38
Iron Gate, Derby, DE1

215728762

 www.letproperty.co.uk





Property Description

Our latest listing is in Iron Gate Studios, 37-38 Iron Gate, Derby, DE1

Get instant cash flow of **£4,178** per calendar month with a **13.2%** Gross Yield for investors.

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...



Iron Gate Studios, 37-38
Iron Gate, Derby, DE1

215728762



Property Key Features

Portfolio of 6 Flats

Ensuite Bathrooms

Utility Area

Allocated Parking

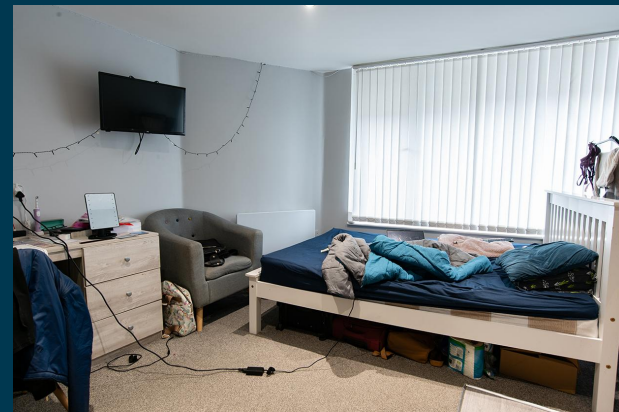
Factor Fees: £1,020.00 pm

Ground Rent: £125.00 pm

Lease Length: TBC

Current Rent: £4,178

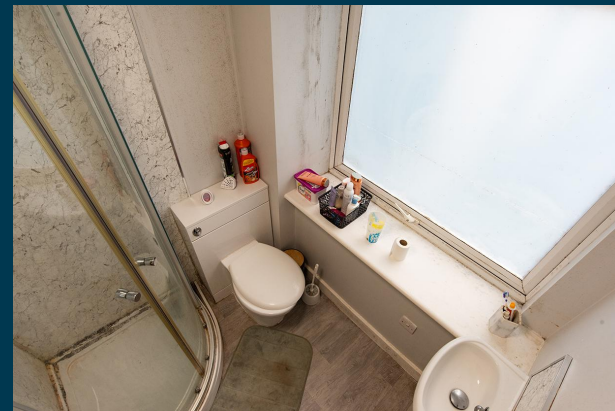
Lounge/Bedroom



Kitchen



Bathroom



Exterior





Figures based on assumed purchase price of £379,000.00 and borrowing of £284,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 379,000.00

25% Deposit	£94,750.00
SDLT Charge	£27,900
Legal Fees	£1,000.00
Total Investment	£123,650.00

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	£4,178
Mortgage Payments on £284,250.00 @ 5%	£1,184.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1,020.00
Ground Rent	£125.00
Letting Fees	£417.80
Total Monthly Costs	£2,762.18
Monthly Net Income	£1,415.83
Annual Net Income	£16,989.90
Net Return	13.74%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,633.90**
Adjusted To

Net Return **6.98%**

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

Annual Net Income **£12,804.90**
Adjusted To

Net Return **10.36%**

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 £475,000.



£475,000

6 bedroom apartment for sale

Iron Gate, Derby, DE1

NO LONGER ADVERTISED

Marketed from 3 Apr 2023 to 10 Nov 2023 (221 days) by Fairview Estates, Nottingham

+ Add to report



£295,000

8 bedroom end of terrace house for sale

43 Wardwick, Derby DE1 1HJ

CURRENTLY ADVERTISED

Marketed from 10 Mar 2025 by SDL Property Auctions, Nationwide

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £4,507 based on the analysis carried out by our letting team at **Let Property Management**.



£4,507 pcm

8 bedroom terraced house

Wardwick, Derby, Derbyshire, DE1

NO LONGER ADVERTISED

Marketed from 9 Jun 2022 to 15 Apr 2024 (676 days) by Key Properties, Derby

+ Add to report



£3,510 pcm

6 bedroom apartment

Sadler Gate, Derby, Derbyshire, DE1

CURRENTLY ADVERTISED

Marketed from 1 Sep 2021 by Key Properties, Derby

+ 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: **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

Iron Gate Studios, 37-38 Iron Gate, Derby,
DE1

215728762

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