

LET PROPERTY PACK

INVESTMENT INFORMATION

Water Lane, South
Normanton, DE55

206804480

 www.letproperty.co.uk





Property Description

Our latest listing is in Water Lane, South Normanton, DE55

Get instant cash flow of **£2,100** per calendar month with a **5.0%** Gross Yield for investors.

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...



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Property Key Features

8 bedroom

3 bathroom

Spacious Rooms

Garden Ground Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,100

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £506,000.00 and borrowing of £379,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 506,000.00

25% Deposit	£126,500.00
SDLT Charge	£38,100
Legal Fees	£1,000.00
Total Investment	£165,600.00

Projected Investment Return



The monthly rent of this property is currently set at £2,100 per calendar month.



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	£2,100
Mortgage Payments on £379,500.00 @ 5%	£1,581.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£210.00
Total Monthly Costs	£1,806.25
Monthly Net Income	£293.75
Annual Net Income	£3,525.00
Net Return	2.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£19,155.00**
Adjusted To

Net Return **-11.57%**

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

Annual Net Income **-£26,745.00**
Adjusted To

Net Return **-16.15%**

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 £169,950.



£169,950

2 bedroom semi-detached house for sale

Victoria Street, South Normanton, Alfreton, Derbyshire.
DE55 2BY

+ Add to report

NO LONGER ADVERTISED

SOLD STC

SEMI DETACHED HOME TWO-THREE BEDROOMS FOUR PIECE BATHROOM DOUBLE GARAGE AND OUTBUILDINGS GENEROUS...



£154,950

2 bedroom semi-detached house for sale

Sough Road, South Normanton, DE55

+ Add to report

NO LONGER ADVERTISED

SOLD STC

Attention First time buyers!! | Viewing is a must | Stunning semi detached house | Presented to a...

SOLD PRICE HISTORY

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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