

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rose Crescent,  
Chesterfield, S43

215887325

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





## Property Description

Our latest listing is in Rose Crescent, Chesterfield, S43

Get instant cash flow of **£550** per calendar month with a **4.5%** Gross Yield for investors.

This property has a potential to rent for **£722** which would provide the investor a Gross Yield of **5.9%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



LET PROPERTY



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## Property Key Features

3 bedrooms

1 bathroom

Garden Ground Space

Well Maintained Property

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £722

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit	£36,750.00
SDLT Charge	£7,790
Legal Fees	£1,000.00
Total Investment	£45,540.00

# Projected Investment Return



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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 £550 per calendar month but the potential market rent is

£ 722

Returns Based on Rental Income	£550	£722
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£72.20
<b>Total Monthly Costs</b>	<b>£529.38</b>	<b>£546.58</b>
<b>Monthly Net Income</b>	<b>£20.63</b>	<b>£175.43</b>
<b>Annual Net Income</b>	<b>£247.50</b>	<b>£2,105.10</b>
<b>Net Return</b>	<b>0.54%</b>	<b>4.62%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£661.10**  
Adjusted To

Net Return **1.45%**

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

Annual Net Income **-£99.90**  
Adjusted To

Net Return **-0.22%**

# 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 £155,000.



£155,000

## 3 bedroom semi-detached house for sale

+ Add to  
shortlist

Hazel Grove, Mastin Moor, Chesterfield, Derbyshire

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Sep 2024 by Pinewood Properties, Clowne



£145,000

## 3 bedroom semi-detached house for sale

+ Add to  
shortlist

Lansbury Avenue, Mastin Moor, Chesterfield, Derbyshire, S43

NO LONGER ADVERTISED

Marketed from 20 Dec 2023 to 27 Mar 2024 (97 days) by Reeds Rains, Chesterfield

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 3 bedroom semi-detached house

[+ Add to report](#)

Willow Drive, Mastin Moor, Chesterfield, S43

CURRENTLY ADVERTISED

Marketed from 25 Feb 2025 by Frank Innes Lettings, Chesterfield



£875 pcm

## 3 bedroom terraced house

[+ Add to report](#)

Bolsover Road, Mastin Moor, Chesterfield, Derbyshire, S43

NO LONGER ADVERTISED LET AGREED

Marketed from 16 Dec 2024 to 20 Feb 2025 (65 days) by Reeds Rains, Chesterfield

# 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.



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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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