

LET PROPERTY PACK

INVESTMENT INFORMATION

Herbert Road, Doncaster,
DN5 9BB

215916577

 www.letproperty.co.uk





Property Description

Our latest listing is in Herbert Road, Doncaster, DN5 9BB

Get instant cash flow of **£550** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£738** which would provide the investor a Gross Yield of **7.38%** 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...



Herbert Road, Doncaster,
DN5 9BB

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Property Key Features

2 Bedrooms

1 Bathroom

On street parking

Private rear garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £738

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 138,000.00

25% Deposit

£34,500.00

Stamp Duty ADS @ 8%

[Field - Stamp Duty ADS @ 8%]

LBTT Charge

[Field - LBTT Charge]

Legal Fees

£1,000.00

Total Investment

£42,660.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 738



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	£550	£738
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£55.00	£73.80
Total Monthly Costs	£501.25	£520.05
Monthly Net Income	£48.75	£217.95
Annual Net Income	£585.00	£2,615.40
Net Return	1.37%	6.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,139.40**
Adjusted To

Net Return **2.67%**

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

Annual Net Income **£545.40**
Adjusted To

Net Return **1.28%**

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 £145,000.



£145,000

2 bedroom terraced house for sale

+ Add to report

Bentley Road, Doncaster

CURRENTLY ADVERTISED

Marketed from 2 Jun 2025 by Robinson Hornsby, Tickhill

Two bedroom terraced house | Two spacious reception rooms | Two good sized double bedrooms | Mode...



£140,000

2 bedroom terraced house for sale

+ Add to report

Arksey, Doncaster, South Yorkshire, DN5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 22 Dec 2024 by RedRoots Property, Pontefract

2 Bedroom Mid Terrace | Good Size Rear Garden With Parking For 2 Cars | Nicely Decorated Througho...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom terraced house

+ Add to report

St. Johns Road, Doncaster, South Yorkshire, DN4

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jan 2024 to 23 Jan 2024 (12 days) by Your Move, Doncaster

Two reception rooms with fireplace | Two bedrooms, including a master | Large bathroom with moder...



£750 pcm

2 bedroom terraced house

+ Add to report

Wheatley Hall Road, Wheatley, DN2

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Mar 2024 to 22 Apr 2024 (47 days) by Elite Property, Doncaster

Tastefully presented 2-bedroom end terrace property. The property boasts a cosy lounge adorned w...

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.



www.letproperty.co.uk

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PROPERTY ID: 215916577

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