

LET PROPERTY PACK

INVESTMENT INFORMATION

Spinner Croft, Chesterfield,
S40

218553967

 www.letproperty.co.uk





Property Description

Our latest listing is in Spinner Croft, Chesterfield, S40

Get instant cash flow of **£725** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.0%** 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...



Spinner Croft,
Chesterfield, S40

218553967



Property Key Features

2 Bedrooms

1 Bathroom

Communal Private Parking

Communal Rear Garden

Factor Fees: £4.00 PM

Ground Rent: TBC

Lease Length: 136 years

Current Rent: £725

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit £31,500.00

SDLT Charge £6,320

Legal Fees £1,000.00

Total Investment £38,820.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 950



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£725	£950
Mortgage Payments on £94,500.00 @ 5%	£393.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£4.00	
Ground Rent	TBC	
Letting Fees	£72.50	£95.00
Total Monthly Costs	£485.25	£507.75
Monthly Net Income	£239.75	£442.25
Annual Net Income	£2,877.00	£5,307.00
Net Return	7.41%	13.67%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,407.00**
Adjusted To

Net Return **8.78%**

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

Annual Net Income **£3,417.00**
Adjusted To

Net Return **8.80%**

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

2 bedroom apartment for sale

+ Add to report

Hall View, Bradbury Place, Chatsworth Road, Chesterfield

NO LONGER ADVERTISED

Marketed from 22 Jan 2025 to 25 Jan 2025 (2 days) by Dales & Peaks, Matlock

2 bedroom ground floor apartment | 589 sqft of living accommodation | Stylish open plan living | ...



£150,000

2 bedroom flat for sale

+ Add to report

West Bars, Chesterfield, Derbyshire, S40

CURRENTLY ADVERTISED

Marketed from 14 Jan 2025 by Frank Innes, Chesterfield

TWO BEDROOM FIRST FLOOR APARTMENT. . . STAMP DUTY PAID This former magistrates court has been tra...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

2 bedroom apartment

Knightsbridge Court, Chesterfield

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Dec 2024 to 6 Jan 2025 (13 days) by Lime Living Ltd, Chesterfield

+ Add to report

Second Floor Apartment | Balcony & Views Over Rose Hill | Contemporary Living | Open Plan Lounge ...



£1,000 pcm

2 bedroom apartment

Apartment 1, New Square, Chesterfield, Derbyshire S40

CURRENTLY ADVERTISED

LET AGREED

Marketed from 12 Jun 2025 by Pinewood Properties, Chesterfield

+ Add to report

STUNNING HIGH SPEC TOWN CENTRE APARTMENTS - HISTORIC GEORGIAN BUILDING | ONE ALLOCATED PARKING SP...

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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