

LET PROPERTY PACK

INVESTMENT INFORMATION

Bakewell Street, Derby,
DE22

217498142

 www.letproperty.co.uk





Property Description

Our latest listing is in Bakewell Street, Derby, DE22

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **6.2%** if the rent was increased to market rate.

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...



Bakewell Street, Derby,
DE22

217498142



Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit £36,250.00

SDLT Charge £7,650

Legal Fees £1,000.00

Total Investment £44,900.00

Projected Investment Return



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



Returns Based on Rental Income	£750
Mortgage Payments on £108,750.00 @ 5%	£453.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£543.13
Monthly Net Income	£206.88
Annual Net Income	£2,482.50
Net Return	5.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£982.50**
Adjusted To

Net Return **2.19%**

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

Annual Net Income **£307.50**
Adjusted To

Net Return **0.68%**

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 £150,000.



£150,000

2 bedroom terraced house for sale

+ Add to report

Bakewell Street, Derby, DE22

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Jan 2023 to 29 Jan 2024 (364 days) by Purplebricks, covering Derby



£100,000

2 bedroom end of terrace house for sale

+ Add to report

Bakewell Street, Derby

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Apr 2021 to 26 Nov 2021 (218 days) by Yopa, East Midlands & Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom terraced house

Bakewell Street, Derby

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Mar 2025 to 1 Apr 2025 (12 days) by Leaders Lettings, Derby

+ Add to report



£650 pcm

2 bedroom terraced house

Bakewell Street, Derby, Derbyshire, DE22

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Nov 2022 to 8 Dec 2022 (29 days) by Property Options Sales & Lettings, 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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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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