

LET PROPERTY PACK

INVESTMENT INFORMATION

Crossley Street, Ripley, DE5
3EE

217442161

 www.letproperty.co.uk





Property Description

Our latest listing is in Crossley Street, Ripley, DE5 3EE

Get instant cash flow of **£750** per calendar month with a **12.0%** Gross Yield for investors.

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...



Crossley Street, Ripley,
DE5 3EE

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Property Key Features

2 Bedrooms

1 Bathroom

Communal Private Parking

Easy Access to Local Amenities

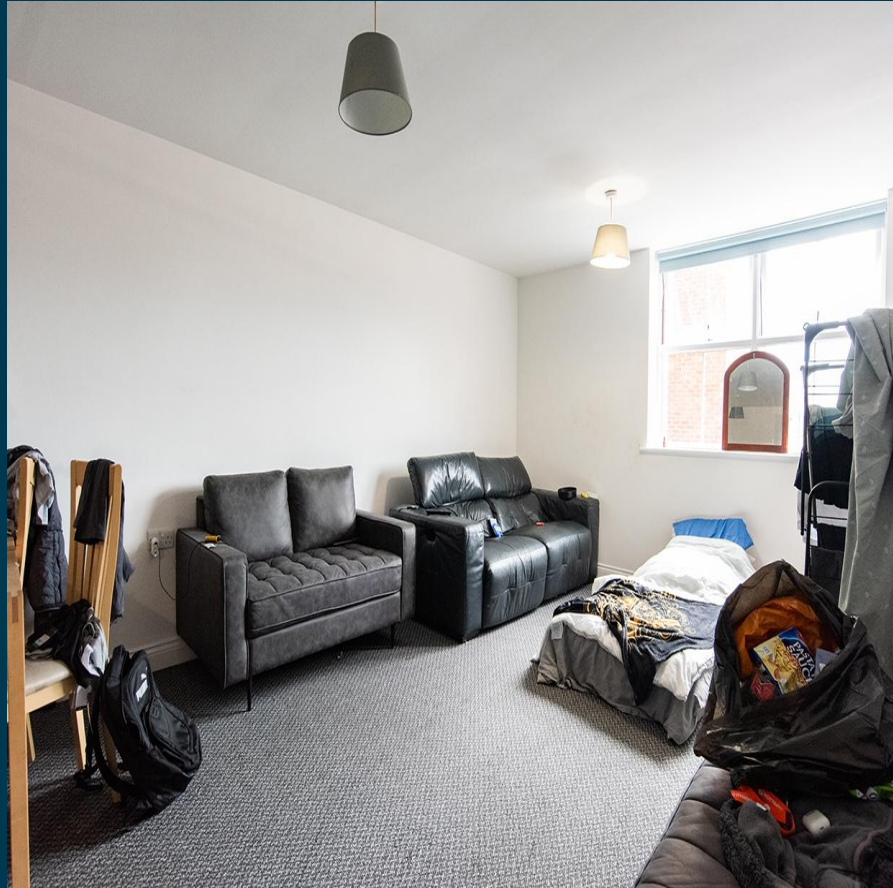
Factor Fees: £233.00 PM

Ground Rent: £20.00 PM

Lease Length: 85 years

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £75,000.00 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit £18,750.00

SDLT Charge £3,750

Legal Fees £1,000.00

Total Investment £23,500.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month.



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 £56,250.00 @ 5%	£234.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£233.00
Ground Rent	£20.00
Letting Fees	£75.00
Total Monthly Costs	£577.38
Monthly Net Income	£172.63
Annual Net Income	£2,071.50
Net Return	8.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£571.50**
Adjusted To

Net Return **2.43%**

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

Annual Net Income **£1,186.50**
Adjusted To

Net Return **5.05%**

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 £90,000.



£90,000

2 bedroom flat for sale

Nottingham Road, Somercotes, Alfreton

CURRENTLY ADVERTISED

SOLD STC

Marketed from 8 Jun 2023 by Burchell Edwards, Ripley

+ Add to report

Two Bedrooms | Well Presented Modern Flat | Close To Local Amenities | Allocated Parking Space ...



£80,000

2 bedroom ground floor flat for sale

The Green, Alfreton

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Feb 2025 to 25 Jul 2025 (153 days) by Hall & Benson, Alfreton

+ Add to report

Ground Floor Flat | Two Bedrooms | Popular Location | No Upward Chain | Viewing Essential | to ...

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

Crossley Street, RIPLEY

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Feb 2025 to 4 Apr 2025 (46 days) by Burchell Edwards Lettings, Ripley

+ Add to report



£775 pcm

2 bedroom terraced house

Crossley Street, RIPLEY

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Aug 2025 to 17 Sep 2025 (27 days) by Burchell Edwards Lettings, Ripley

+ 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: **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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