

LET PROPERTY PACK

INVESTMENT INFORMATION

Stanley Street, Derby DE22
3GU

220945170

 www.letproperty.co.uk





Property Description

Our latest listing is in Stanley Street, Derby DE22 3GU

Get instant cash flow of **£3,000** per calendar month with a **9.5%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Stanley Street, Derby
DE22 3GU

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Property Key Features

6 bedroom

6 bathroom

Spacious Rooms

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £3,000

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £379,000.00 and borrowing of £284,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 379,000.00

25% Deposit £94,750.00

SDLT Charge £27,900

Legal Fees £1,000.00

Total Investment £123,650.00

Projected Investment Return



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



Returns Based on Rental Income	£3,000
Mortgage Payments on £284,250.00 @ 5%	£1,184.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£300.00
Total Monthly Costs	£1,499.38
Monthly Net Income	£1,500.63
Annual Net Income	£18,007.50
Net Return	14.56%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,007.50**
Adjusted To

Net Return **9.71%**

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

Annual Net Income **£12,322.50**
Adjusted To

Net Return **9.97%**

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 £470,000.



£470,000

6 bedroom detached house for sale

Heyworth Street, Derby

CURRENTLY ADVERTISED

Marketed from 5 Sep 2025 by Hall & Benson, Allestree

+ Add to report



£395,000

6 bedroom terraced house for sale

Radbourne Street, Derby, Derbyshire

NO LONGER ADVERTISED

Marketed from 7 Mar 2025 to 2 Jun 2025 (87 days) by HMOX Ltd, Bournemouth

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,510 based on the analysis carried out by our letting team at **Let Property Management**.



£3,510 pcm

6 bedroom house

Arnold Street, Derby, Derbyshire, DE22

NO LONGER ADVERTISED

Marketed from 9 Jul 2020 to 15 Mar 2025 (1709 days) by Key Properties, Derby

+ Add to report



£3,406 pcm

6 bedroom house

Stepping Lane, Derby

NO LONGER ADVERTISED

Marketed from 11 Jan 2023 to 7 Feb 2024 (392 days) by Monkey vs Owl, Derby

+ Add to report

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- ✓ Tenancy Agreement in place: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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