

LET PROPERTY PACK

INVESTMENT INFORMATION

Stanley Street, Derby DE22 3GU

220945170











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...









6 bedroom

6 bathroom

Spacious Rooms

Well Equipped Kitchen

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

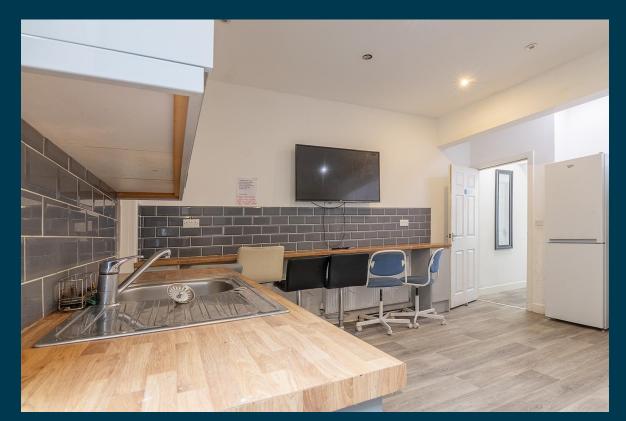
Market Rent: £3,000

Stanley Street, Derby DE22 3GU

22094517C

Kitchen









Bedrooms









Bathroom









Exterior









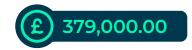
Initial Outlay





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



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.



6 bedroom detached house for sale

+ Add to report

Heyworth Street, Derby

CURRENTLY ADVERTISED

Marketed from 5 Sep 2025 by Hall & Benson, Allestree

£470,000



NO LONGER ADVERTISED

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

6 bedroom terraced house for sale

Radbourne Street, Derby, Derbyshire

+ Add to report

500

£395,000

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



£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

+ 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



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.





Interested in this property investment?

Call us on **0141 478 0985**



Stanley Street, Derby DE22 3GU



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.