

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Darby Street, Derby, DE23  
6UE

221559219

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Darby Street, Derby, DE23 6UE

Get instant cash flow of **£750** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.2%** 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...



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## Property Key Features

**2 Bedrooms**

**2 Reception**

**1 Bathroom**

**On-Street Parking**

**Private Rear Garden**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £750**

**Market Rent: £1,150**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit £43,250.00

SDLT Charge £9,610

Legal Fees £1,000.00

Total Investment £53,860.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£750	£1,150
Mortgage Payments on £129,750.00 @ 5%	£540.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£75.00	£115.00
Total Monthly Costs	£630.63	£670.63
Monthly Net Income	£119.38	£479.38
Annual Net Income	£1,432.50	£5,752.50
Net Return	2.66%	10.68%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,452.50**  
Adjusted To

Net Return                      **6.41%**

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

Annual Net Income      **£3,157.50**  
Adjusted To

Net Return                      **5.86%**

# 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 £180,000.



£180,000

## 2 bedroom terraced house for sale

Walter Street, Derby, DE1

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Apr 2024 to 21 Oct 2024 (186 days) by Northwood, Derby

Two Double Bedrooms | Highly Sought After Location | Contemporary Kitchen & Bathroom | South Faci...

+ Add to report



£175,000

## 2 bedroom terraced house for sale

Cumberland Avenue, Chaddesden

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Apr 2025 by Hannells Estate Agents, Chaddesden

Well Maintained And Presented Mid Terrace Property | Ideal First Time Buy, Viewing Recommended | ...

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,299 based on the analysis carried out by our letting team at **Let Property Management**.



£1,299 pcm

## 2 bedroom terraced house

Merchant Street, Derby, Derbyshire, DE22 3AN

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Dec 2024 to 15 Aug 2025 (245 days) by Cope & Co, Derby

Average broadband speed 181 Mbps (last 6 months) | Recently refurbished throughout | Situated jus...

+ Add to report



£1,200 pcm

## 2 bedroom terraced house

North Street, Melbourne DE73 8FZ

CURRENTLY ADVERTISED

Marketed from 8 Sep 2025 by Melbourne Sales & Lets, Melbourne

Two Bedroom House | Ideal Central Village Location | Air Source Heat Pump | UPVC Double Glazed | ...

+ 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: **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.



**LETPROPERTY**