

LET PROPERTY PACK

INVESTMENT INFORMATION

Wilkes Avenue,
Swadlincote, DE12

220939188

 www.letproperty.co.uk





Property Description

Our latest listing is in Wilkes Avenue, Swadlincote, DE12

Get instant cash flow of **£895** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£1,058** which would provide the investor a Gross Yield of **6.0%** 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...



Wilkes Avenue,
Swadlincote, DE12

220939188



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Large Garden Spaces

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £895

Market Rent: £1,058

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £210,000.00 and borrowing of £157,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 210,000.00

25% Deposit	£52,500.00
SDLT Charge	£12,200
Legal Fees	£1,000.00
Total Investment	£65,700.00

Projected Investment Return



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



The monthly rent of this property is currently set at £895 per calendar month but the potential market rent is

£ 1,058

Returns Based on Rental Income	£895	£1,058
Mortgage Payments on £157,500.00 @ 5%	£656.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£89.50	£105.80
Total Monthly Costs	£760.75	£777.05
Monthly Net Income	£134.25	£280.95
Annual Net Income	£1,611.00	£3,371.40
Net Return	2.45%	5.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,255.40**
Adjusted To

Net Return **1.91%**

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

Annual Net Income **£221.40**
Adjusted To

Net Return **0.34%**

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 £220,000.



£220,000

3 bedroom semi-detached house for sale

Abney Walk, Measham

NO LONGER ADVERTISED

Marketed from 22 Jul 2024 to 25 Sep 2024 (64 days) by Royston & Lund Estate Agents, Ashby De La Zouch

+ Add to report



£220,000

3 bedroom semi-detached house for sale

Wilkes Avenue, Measham, DE12 7LR.

NO LONGER ADVERTISED

Marketed from 2 Sep 2025 to 28 Nov 2025 (87 days) by George Edwards, Measham

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom semi-detached house

Queens Street Measham DE12

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Jul 2025 to 29 Aug 2025 (35 days) by George Edwards, Measham

+ Add to report



£1,100 pcm

3 bedroom terraced house

70a Bosworth Road Measham Swadlincote DE12 7LQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jun 2025 to 26 Jun 2025 (17 days) by George Edwards, Measham

+ 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**



Current term of tenancy: **12 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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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