

LET PROPERTY PACK

INVESTMENT INFORMATION

Anglesey Road,
Burton-on-Trent, DE14

222341681

 www.letproperty.co.uk





Property Description

Our latest listing is in Anglesey Road, Burton-on-Trent, DE14

Get instant cash flow of **£800** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£891** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

3 Bedrooms

2 Bathrooms

Generous Lounge

Open-Plan Kitchen and Dining Area

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £891

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£9,190
Legal Fees	£1,000.00
Total Investment	£51,940.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 891

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



Returns Based on Rental Income	£800	£891
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£89.10
Total Monthly Costs	£616.88	£625.98
Monthly Net Income	£183.13	£265.03
Annual Net Income	£2,197.50	£3,180.30
Net Return	4.23%	6.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,398.30**
Adjusted To

Net Return **2.69%**

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

Annual Net Income **£675.30**
Adjusted To

Net Return **1.30%**

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 £230,000.



£230,000

3 bedroom town house for sale

+ Add to

Caroline Court, Burton-on-Trent

NO LONGER ADVERTISED

Marketed from 26 Feb 2025 to 15 May 2025 (78 days) by John German, Burton upon Trent



£225,000

3 bedroom town house for sale

+ Add to

Caroline Court, Burton-on-Trent, DE14

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Aug 2024 by Newton Fallowell, Burton on Trent

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,050 based on the analysis carried out by our letting team at **Let Property Management**.



£1,050 pcm

3 bedroom town house

+ Add

Caroline Court, Burton-On-Trent, DE14

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Sep 2025 to 30 Oct 2025 (40 days) by Newton Fallowell, Burton on Trent



£950 pcm

3 bedroom town house

+ Add

Caroline Court, Burton upon Trent. DE14 3NG

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Mar 2025 to 4 Apr 2025 (30 days) by Frank Innes Lettings, Burton on Trent

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: **7 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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