

LET PROPERTY PACK

INVESTMENT INFORMATION

Belper Road, Ilkeston, DE7

220991416











Property Description

Our latest listing is in Belper Road, Ilkeston, DE7

Get instant cash flow of £0 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £2,600 which would provide the investor a Gross Yield of 12.0% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Belper Road, Ilkeston, DE7



Portfolio of Flat and Commercial Unit

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £2,600

220991416

Dine Area









Kitchen









Bathroom





Exterior









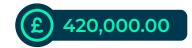
Initial Outlay





Figures based on assumed purchase price of £420,000.00 and borrowing of £315,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£105,000.00**

SDLT Charge £32,000

Legal Fees £1,000.00

Total Investment £138,000.00

Projected Investment Return





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

Returns Based on Rental Income	£2,600
Mortgage Payments on £315,000.00 @ 5%	£1,312.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£260.00
Total Monthly Costs	£1,587.50
Monthly Net Income	£1,012.50
Annual Net Income	£12,150.00
Net Return	8.80%

Return Stress Test Analysis Report





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

Annual Net Income

£6,950.00

Adjusted To

Net Return

5.04%

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

Annual Net Income

£5,850.00

Adjusted To

Net Return

4.24%

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 £400,000.



4 bedroom detached house for sale

+ Add to repor

Spencer Street, Stanley Common, Ilkeston, DE7

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 May 2023 to 12 Oct 2023 (154 days) by Purplebricks, covering Derby





£400,000

4 bedroom detached bungalow for sale



Tansley Avenue, Ilkeston

NO LONGER ADVERTISED

Marketed from 15 Aug 2024 to 19 Aug 2024 (3 days) by haart, covering Ilkeston

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**



Belper Road, Ilkeston, DE7



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.