

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Belper Road, Ilkeston, DE7

220991416

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





## Property Description

Our latest listing is in Belper Road, Ilkeston, DE7

Get instant cash flow of **£1,735** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£2,600** which would provide the investor a Gross Yield of **7.4%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this portfolio 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

220991416



## Property Key Features

**Portfolio of 2-Bed Flat and A  
Commercial Unit**

**4 Bathrooms**

**Spacious Primary Business Area**

**Well-Maintained Living Spaces**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,735**

**Market Rent: £2,600**



# Primary Business Area and Lounge



# Kitchen Spaces





# Bedrooms



# Bathroom Spaces





# 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

£ 420,000.00

25% Deposit	£105,000.00
SDLT Charge	£32,000
Legal Fees	£1,000.00
Total Investment	£138,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,735 per calendar month but the potential market rent is

£ 2,600



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



Returns Based on Rental Income	£1,735	£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	£173.50	£260.00
Total Monthly Costs	£1,501.00	£1,587.50
Monthly Net Income	£234.00	£1,012.50
Annual Net Income	£2,808.00	£12,150.00
Net Return	2.03%	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.



£400,000

## 4 bedroom detached house for sale

+ Add to report

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

+ Add to report

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: **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  
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**