

LET PROPERTY PACK

INVESTMENT INFORMATION

Belper Road, Ilkeston, DE7

220991416

 www.letproperty.co.uk





Property Description

Our latest listing is in Belper Road, Ilkeston, DE7

Get instant cash flow of **£3,000** per calendar month with a **8.0%** Gross Yield for investors.

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 a Commercial Unit
and a Holiday Let**

4 Bathrooms

Spacious Primary Business Area

Well-Maintained Living Spaces

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,000

Primary Business Area and Lounge



Kitchen Spaces



Bedrooms



Bathroom Spaces



Exterior





Figures based on assumed purchase price of £448,000.00 and borrowing of £336,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 448,000.00

25% Deposit

£112,000.00

SDLT Charge

£34,800

Legal Fees

£1,000.00

Total Investment

£147,800.00

Projected Investment Return



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



Returns Based on Rental Income	£3,000
Mortgage Payments on £336,000.00 @ 5%	£1,400.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£300.00
Total Monthly Costs	£1,715.00
Monthly Net Income	£1,285.00
Annual Net Income	£15,420.00
Net Return	10.43%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,420.00**
Adjusted To

Net Return **6.37%**

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

Annual Net Income **£8,700.00**
Adjusted To

Net Return **5.89%**

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.



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