

LET PROPERTY PACK

INVESTMENT INFORMATION

Uttoxeter New Road,
Derby, DE22 3XH

219656155

 www.letproperty.co.uk





Property Description

Our latest listing is in Uttoxeter New Road, Derby, DE22 3XH

Get instant cash flow of **£603** per calendar month with a **9.04%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** 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...



Uttoxeter New Road,
Derby, DE22 3XH

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Property Key Features

1 Bedroom

1 Bathroom

Communal Private Parking

Easy Access to Local Amenities

Factor Fees: TBC

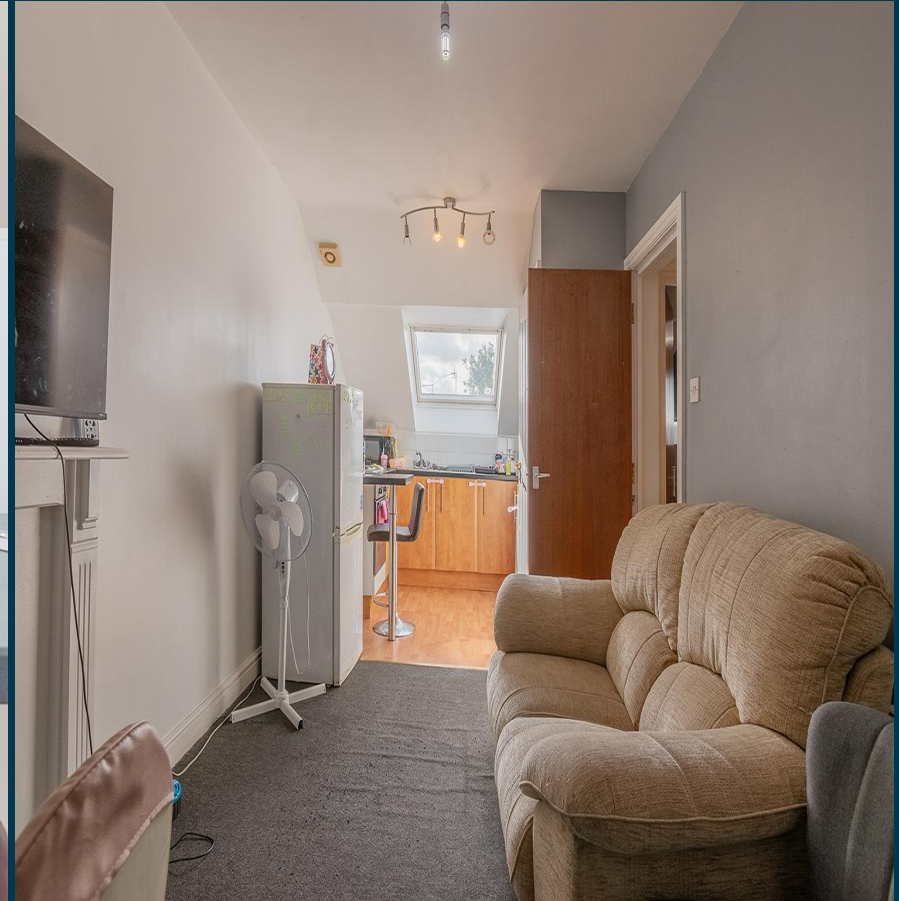
Ground Rent: £2 pm

Lease Length: 972 years

Current Rent: £603

Market Rent: £700

Lounge



Kitchen



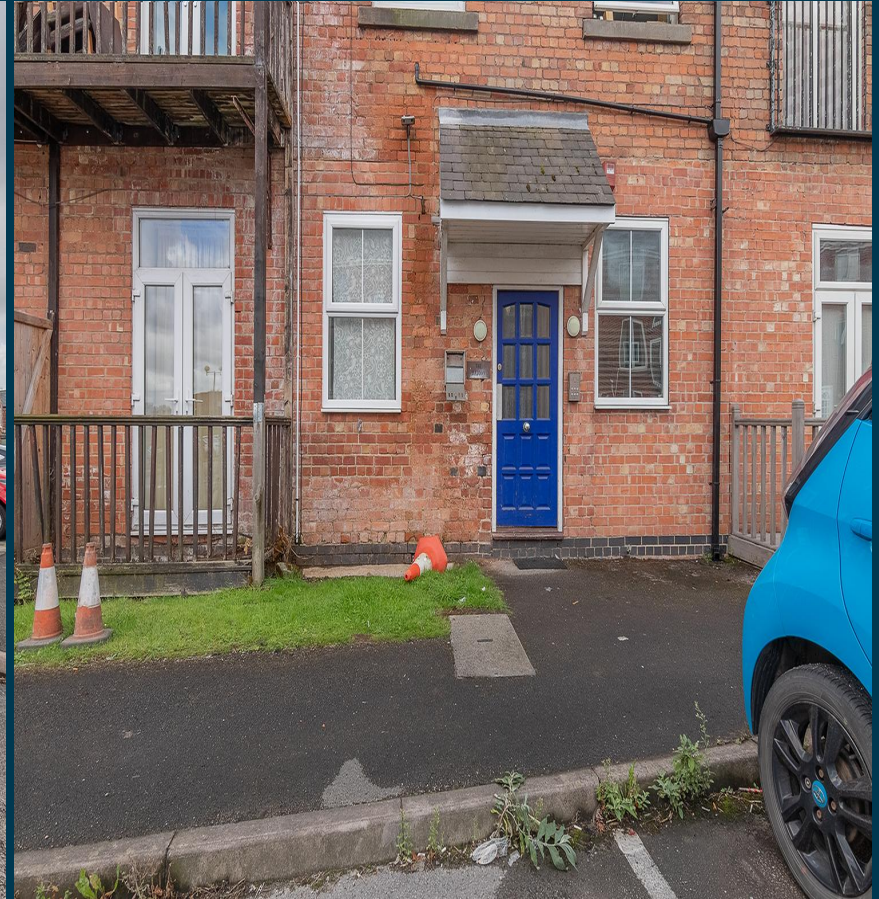
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



The monthly rent of this property is currently set at £603 per calendar month but the potential market rent is

£ 700



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



Returns Based on Rental Income	£603	£700
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£2.00	
Letting Fees	£60.30	£70.00
Total Monthly Costs	£364.80	£374.50
Monthly Net Income	£238.20	£325.50
Annual Net Income	£2,858.40	£3,906.00
Net Return	9.99%	13.66%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,506.00**
Adjusted To

Net Return **8.76%**

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

Annual Net Income **£2,550.00**
Adjusted To

Net Return **8.92%**

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 £99,500.



£99,500

1 bedroom apartment for sale

[+ Add to report](#)

New Road, Darley Abbey, Derby

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Dec 2024 to 30 May 2025 (176 days) by Gadsby Nichols, Derby

Second Floor Apartment | Immediate Vacant Possession | Desirable Location | Double Bedroom | Idea...



£95,000

1 bedroom apartment for sale

[+ Add to report](#)

Derby Riverside, Stuart Street, Derby

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Nov 2023 to 3 Oct 2024 (328 days) by Fletcher & Company, Derby

Highly Convenient City Location | Superb First Time Buy or Buy To Let Investment | Ample Resident...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £875 based on the analysis carried out by our letting team at **Let Property Management**.



£875 pcm

1 bedroom apartment

Bilsborrow Avenue, Derby

NO LONGER ADVERTISED

Marketed from 6 Nov 2024 to 6 Nov 2024 by Ashley Adams Lettings, Derby

Zero Deposit Available **ZERO DEPOSIT OPTION AVAILABLE** **NEW BUILD APARTMENT** Ashley Adams...

+ Add to report



£850 pcm

1 bedroom flat

Bilsborrow Avenue, DERBY

NO LONGER ADVERTISED

Marketed from 6 May 2025 to 12 May 2025 (6 days) by Hall & Benson Lettings, Allestree

One Bedroom Apartment | On-Site Gym Access | White Goods Included | Modern Bathroom | Communal W...

+ Add to report

Current Tenant Profile



As this property is currently tenanted, 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 in
with in 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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