

LET PROPERTY PACK

INVESTMENT INFORMATION

Uttoxeter New Road,
Derby, DE22 3XH

219656168

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£690** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.3%** 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...



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Property Key Features

1 Bedroom

1 Bathroom

Communal Private Parking

Easy Access to Local Amenities

Factor Fees: £97.40 PM

Ground Rent: £2.08 PM

Lease Length: 972 years

Current Rent: £690

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



The monthly rent of this property is currently set at £690 per calendar month but the potential market rent is

£ 750



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



Returns Based on Rental Income	£690	£750
Mortgage Payments on £81,750.00 @ 5%	£340.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£97.40	
Ground Rent	£2.08	
Letting Fees	£69.00	£75.00
Total Monthly Costs	£524.11	£530.11
Monthly Net Income	£165.90	£219.90
Annual Net Income	£1,990.74	£2,638.74
Net Return	5.91%	7.83%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,138.74**
Adjusted To

Net Return **3.38%**

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

Annual Net Income **£1,028.70**
Adjusted To

Net Return **3.05%**

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 £110,000.



£110,000

1 bedroom apartment for sale

+ Add to report

Cathedral View, Full Street, Derby

CURRENTLY ADVERTISED

Marketed from 18 Feb 2025 by Leaders Derby Borrowash Sales, Derby Borrowash

To Be Sold Fully Furnished | Secure Gated Entry | Outside Patio Area | Open Plan Living Dining Ar...



£105,000

1 bedroom flat for sale

+ Add to report

St. Swithins Close, Derby, DE22

CURRENTLY ADVERTISED

Marketed from 15 Jul 2025 by Sure Sales & Lettings, Burton-On-Trent

GREAT LOCATION | CLOSE TO ROYAL DERBY HOSPITAL | SECURE GATED PARKING | SECOND FLOOR APARTMENT | ...

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

+ Add to report

Macarthur House, Bilsborrow Avenue, Derby

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jun 2025 to 1 Aug 2025 (42 days) by Leaders Lettings, Derby

NEW GROUND FLOOR APARTMENT | NIGHTINGALE QUARTER | PARKING SPACE | OPEN PLAN LIVING | CITY CENTRE...



£850 pcm

1 bedroom apartment

+ Add to report

Scutari Close, Derby

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jul 2025 to 1 Sep 2025 (60 days) by Ashley Adams Lettings, Derby

Zero Deposit Available **ZERO DEPOSIT AVAILABLE** *Virtual Tour Available* Ashley Adams are ...

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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