

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Queen Street, South  
Normanton, Alfreton, DE55

222504976

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





## Property Description

Our latest listing is in Queen Street, South Normanton, Alferton, DE55

Get instant cash flow of **£558** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£709** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



Queen Street, South  
Normanton, Alferton,  
DE55

222504976



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Good condition**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £558**

**Market Rent: £709**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £89,000.00 and borrowing of £66,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 89,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £22,250.00 |
| SDLT Charge      | £4,450     |
| Legal Fees       | £1,000.00  |
| Total Investment | £27,700.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £558 per calendar month but the potential market rent is

£ 709

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



| Returns Based on Rental Income       | £558      | £709      |
|--------------------------------------|-----------|-----------|
| Mortgage Payments on £66,750.00 @ 5% | £278.13   |           |
| Est. Building Cover (Insurance)      | £15.00    |           |
| Approx. Factor Fees                  | TBC       |           |
| Ground Rent                          | Freehold  |           |
| Letting Fees                         | £55.80    | £70.90    |
| Total Monthly Costs                  | £348.93   | £364.03   |
| Monthly Net Income                   | £209.08   | £344.98   |
| Annual Net Income                    | £2,508.90 | £4,139.70 |
| Net Return                           | 9.06%     | 14.94%    |

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,721.70**  
Adjusted To

Net Return                      **9.83%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£2,804.70**  
Adjusted To

Net Return                      **10.13%**



# 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 £115,000.



£115,000

## 2 bedroom terraced house for sale

+ A

Birchwood Lane, South Normanton, DE55

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Nov 2022 to 7 Jun 2023 (214 days) by Derbyshire Properties, Alfreton



£105,000

## 2 bedroom terraced house for sale

+ A

King Street, South Normanton, DE55

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jun 2024 to 24 Oct 2024 (133 days) by Derbyshire Properties, Alfreton

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

## 2 bedroom end of terrace house

Carnfield Hall, DE55

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Jun 2025 to 17 Sep 2025 (86 days) by Leaders Lettings, Belper



£950 pcm

## 2 bedroom mews house

Victoria Street, South Normanton, Alfreton, Derbyshire, DE55 2BX

CURRENTLY ADVERTISED

LET AGREED

Marketed from 27 Oct 2025 by Cope & Co, Derby

# 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**



Current term of tenancy: **6 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.





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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**