

SELL YOUR TENANTED  
PROPERTY.COM



# PROPERTY INVESTMENT SCHEDULE

Iron Gate,  
Derby,  
DE1 3GA

# PROPERTY DETAILS

Iron Gate,  
Derby,  
DE1 3GA

OFFERS IN THE REGION OF  
£395,000

Sell Your Tenanted Property are delighted to bring to market this portfolio property situated in the sought after area of Derby

**Tenure**

Leasehold

**Rent**

£4,170/PCM

**Returns**

£50,040

**Yield**

12.7%

**Bedrooms**

6 X STUDIOS

**Bathrooms**

N/A

**Reception**

N/A

**Area Sqft**

199 SQFT/Property

# PROPERTY IMAGES



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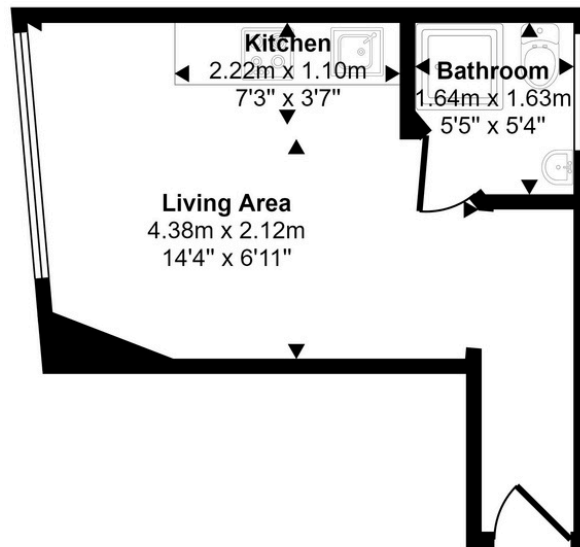


# PROPERTY IMAGES



# FLOORPLAN

Approx Gross Internal Area  
18 sq m / 199 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase  
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**



# RETURN AT CURRENT RENT

## £4,170/PCM

Cash Purchase Investment/ Current Return = **12.7% Yield**

### Investment

House Purchase Price	£395,000
LBTT	EXEMPT
Legal Fees	£3,000
Total Investment	£398,000

### Income

Annual Income	£50,040
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£50,040

BTL Mortgage Investment/ Current Return = **34% Yield**

### Investment

25% Of Purchase Price	£98,750
LBTT	EXEMPT
Legal Fees	£3,000
Total Investment	£101,750

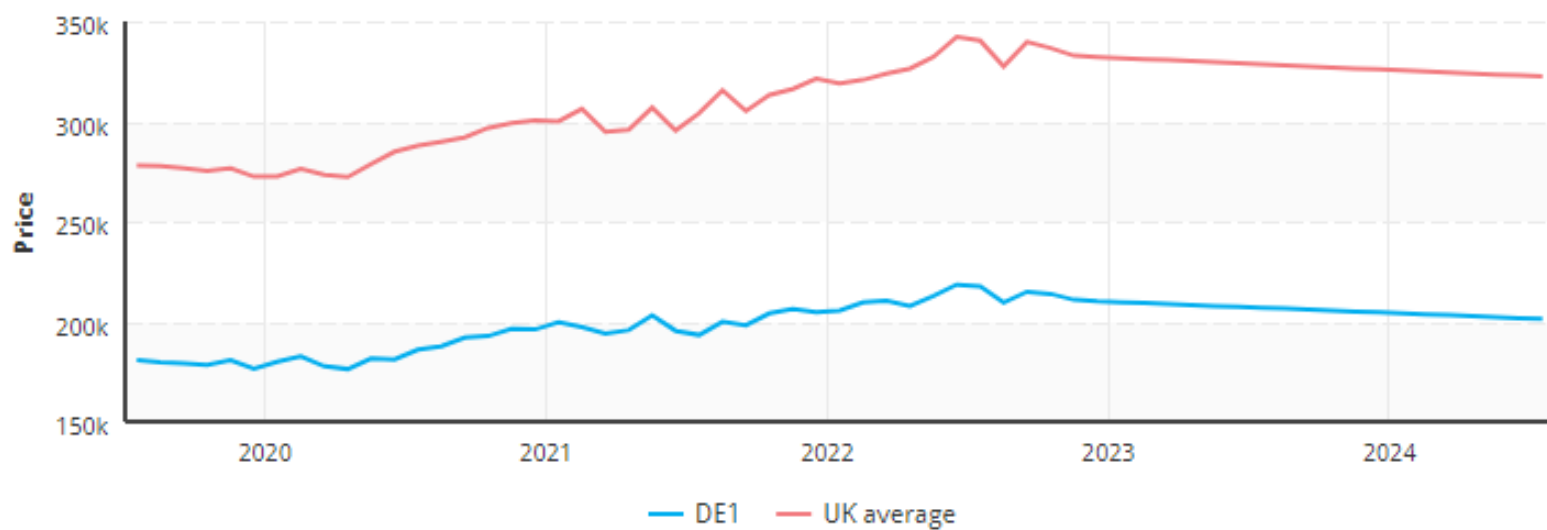
### Income

Potential Annual Income	£50,040
Less Mortgage Int	£13,627
Service Charge & Ground Rent	£1,330
Net Annual Income	£35,083

\*Assumed 25% deposit & BTL interest rate of 4.6%

# PROJECTED FUTURE VALUE

## House prices in the DE1 Area In The Last 5 Years



Historically, House prices in the DE1 area have risen by 12%

# TENANT POTENTIAL RETURN OVER 5 YEARS

**BASED ON THE POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **74%**

Cash Investment	£398,000
5 Year Income	£250,200
Potential Increase In Value (based off of CMV of £400k)	£44,400
House Price In 5 Years	£444,400 (conservatively)
Total Potential Return	£294,600

BTL Mortgage Investment/Potential Total Return **216%**

Cash Investment	£101,750
5 Year Net Income	£175,415
Potential Increase In Value	£44,400
Total Potential Return	£219,815

# LOCAL SALES ACTIVITY



C

**£675,000**

92 Osmaston Road, Derby, Derbyshire DE1 **ARCHIVED**

**Studio** **Detached house / Freehold**

For sale by auction: Located on the southern edge of Derby city centre. A significant corner site housing a commercial freehold building circa 6500 square feet. Enormous future potential for ...



D

**£365,000**

Otter Street, Strutts Park, Derby DE1

**3** **Terraced house / Freehold**

Stunning views towards darley park & large garage to rear - A most spacious late Victorian three bedroom palisaded terraced villa of style and character, offering over 1200 square feet of stylish ...

**Sale date:** Aug 2007  
**Price:** £195,000



E

**£375,000**

Friar Gate, Derby, Derbyshire DE1

**3** **Flat / Leasehold**

The hidden gem that you didn't know was there. Prominent and prestigious penthouse home located within an iconic character building on Friar Gate with 1550 square feet of luxurious space and high ...



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**£300,000**

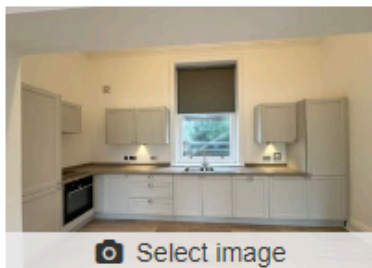
North Street, Strutts Park, Derby DE1

**3** **Terraced house / Freehold**

Spacious period home - A most spacious three double bedroom Victorian palisaded terraced home of style and character, offering around 1400 square feet and offering a wealth of period features and ...

<b>Sale date:</b>	Nov 2016	Jul 2009	Jul 2004	Nov 1998
<b>Price:</b>	£236,000	£200,000	£183,000	£69,600

# LOCAL LETTINGS ACTIVITY



**£1,460 pcm (£337 pw)**


St. Marys Gate, Derby DE1

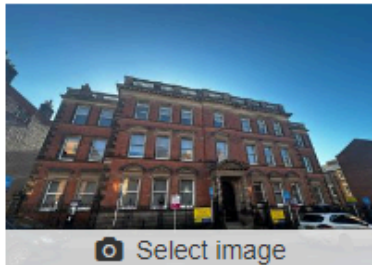


For print:  Hide property description

 2  Flat / Freehold Listed: 13 August 2024

**\*\*Zero Deposit Available\*\*** \*\* zero deposit available \*\*\*\* \*\* second months rent free \*\* Ashley Adams are delighted to present this luxury two bedroom apartment situated within Derby city centre, ... [Full details](#)

 Select image



**£1,125 pcm (£260 pw)**


St. Marys Gate, Derby DE1

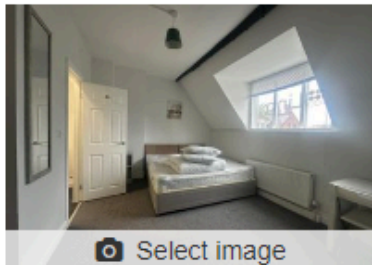


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 2  Flat / Freehold Listed: 13 August 2024

**\*\*Zero Deposit Available\*\*** \*\*\*\*second months rent free\*\*\* Ashley Adams are delighted to present this beautifully presented 2 bedroom property with quality fittings and fixtures, located in the ... [Full details](#)

 Select image




**£595 pcm (£137 pw)**


Wardwick, Derby DE1

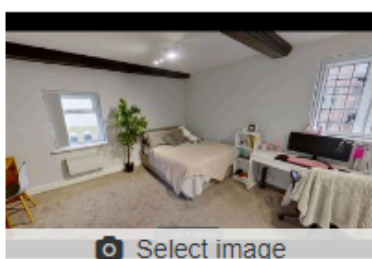


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 1 Listed: 13 August 2024

New to let is this large room with ensuite and all bills included. It is situated in derby centre and is close to great transport links in and out the city. Ensuite available- close ... [Full details](#)

 Select image




**£455 pcm (£105 pw)**


Wardwick, Derby DE1



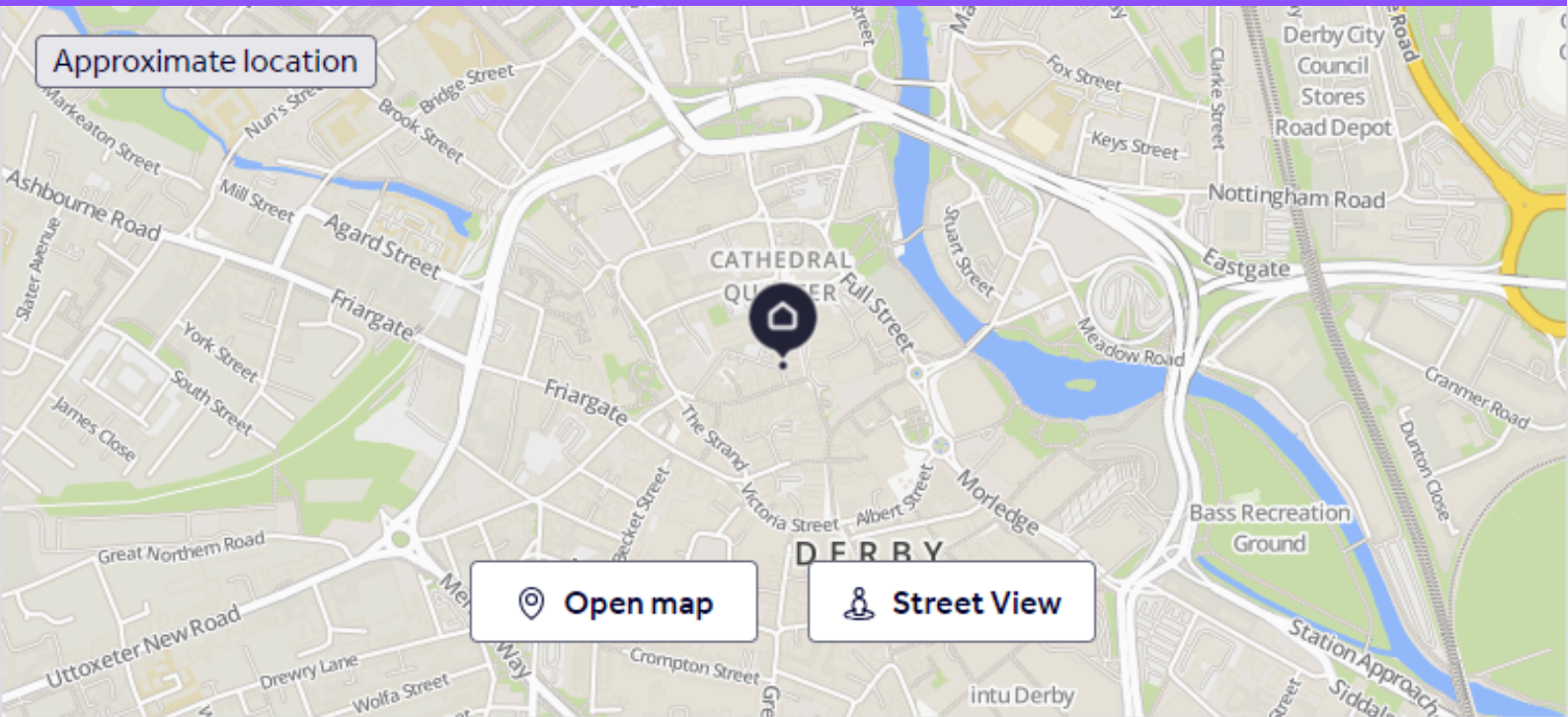
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
 1 Listed: 12 August 2024

9 Rooms available to let in fully furnished shared property 'Jacobean House' - Located on Wardwick, Derby DE1 - room prices range between £105-125 per week. Deposit total for each rooms is ... [Full details](#)

 Select image

# LOCAL SCHOOLS



 Stations

 Schools

## NEAREST SCHOOLS

- |  |           |
|--|-----------|
|  Landau Forte College<br>State School   Ofsted: Outstanding                       | 0.3 miles |
|  Castle School<br>Type: N/A   Ofsted: Good  | 0.4 miles |
|  Becket Primary School<br>State School   Ofsted: Good                             | 0.5 miles |
|  Emmanuel School (Derby) Limited<br>Independent School   ISI: No Rating Available | 0.6 miles |

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# Contact Information



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