

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Main Street, Newton  
Alfreton, DE55

225164289

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





## Property Description

Our latest listing is in Main Street, Newton Alfreton, DE55

Get instant cash flow of **£4,400** per calendar month with a **10.1%** Gross Yield for investors.

This property has a potential to rent for **£5,500** which would provide the investor a Gross Yield of **12.6%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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

**Commercial Unit - Airbnb**

**Ensuites**

**Well Maintained Property**

**Easy Access to Local Amenities**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £4,400**

**Market Rent: £5,500**

# Lounge



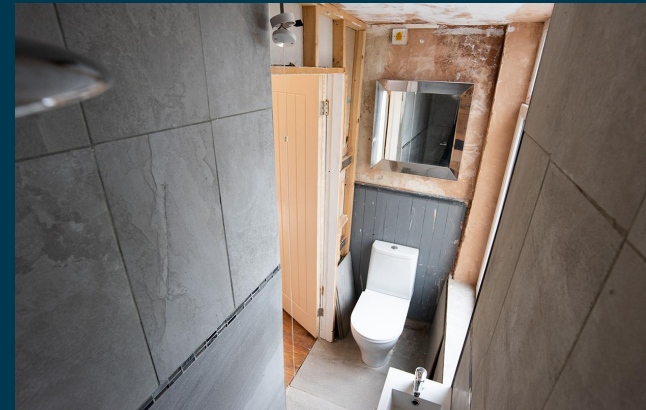
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £525,000.00 and borrowing of £393,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 525,000.00

25% Deposit	£131,250.00
SDLT Charge	£42,500
Legal Fees	£1,000.00
Total Investment	£174,750.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £4,400 per calendar month but the potential market rent is

£ 5,500

Returns Based on Rental Income	£4,400	£5,500
Mortgage Payments on £393,750.00 @ 5%	£1,640.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£440.00	£550.00
<b>Total Monthly Costs</b>	<b>£2,095.63</b>	<b>£2,205.63</b>
<b>Monthly Net Income</b>	<b>£2,304.38</b>	<b>£3,294.38</b>
<b>Annual Net Income</b>	<b>£27,652.50</b>	<b>£39,532.50</b>
<b>Net Return</b>	<b>15.82%</b>	<b>22.62%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£28,532.50**  
Adjusted To

Net Return                      **16.33%**

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

Annual Net Income      **£31,657.50**  
Adjusted To

Net Return                      **18.12%**

# 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 £500,000.



£500,000

## 9 bedroom semi-detached house for sale

Main Street, Alfreton, DE55

CURRENTLY ADVERTISED

Marketed from 19 Jan 2026 by Purplebricks, covering Derby

+ Add to report



£500,000

## 5 bedroom detached house for sale

Alfreton Road, Newton, Alfreton

CURRENTLY ADVERTISED SOLD STC

Marketed from 2 Sep 2025 by BuckleyBrown, Mansfield

+ Add to rep

# 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: **5 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.



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