

LET PROPERTY PACK

INVESTMENT INFORMATION

Newdigate Street, Derby,
DE23

227803986

 www.letproperty.co.uk





Property Description

Our latest listing is in Newdigate Street, Derby, DE23

Get instant cash flow of **£715** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£791** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Newdigate Street, Derby,
DE23

227803986



Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £715

Market Rent: £791

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

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 £715 per calendar month but the potential market rent is

£ 791

Returns Based on Rental Income	£715	£791
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£71.50	£79.10
Total Monthly Costs	£492.75	£500.35
Monthly Net Income	£0.00	£290.65
Annual Net Income	£0.00	£3,487.80
Net Return	0.00%	8.70%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,905.80**
Adjusted To

Net Return **4.75%**

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

Annual Net Income **£1,537.80**
Adjusted To

Net Return **3.83%**

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 £169,995.



£169,995

3 bedroom end of terrace house for sale

+ Add to

Derby Lane, Derby

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Apr 2021 to 16 Feb 2022 (299 days) by My Pad Phillips and Co, Derby



£150,000

3 bedroom terraced house for sale

+ Add to

Balfour Road, Derby

NO LONGER ADVERTISED

Marketed from 30 Jan 2025 to 5 Mar 2025 (34 days) by Bagshaws Residential, Derby

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

3 bedroom terraced house

EMPRESS ROAD, DERBY

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jun 2023 to 14 Aug 2023 (68 days) by Hannells Estate Agents, Chellaston

+ Add to report



£795 pcm

3 bedroom terraced house

Co-operative Street, Derby

NO LONGER ADVERTISED

Marketed from 15 May 2025 to 23 May 2025 (7 days) by DERBY ESTATES SERVICES LTD, Derby

+ Add to report

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.



LETPROPERTY