

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Little Hallam Lane,
Ilkeston, DE7

228946240





PROPERTY DESCRIPTION

Our latest listing is in Little Hallam Lane, Ilkeston, DE7

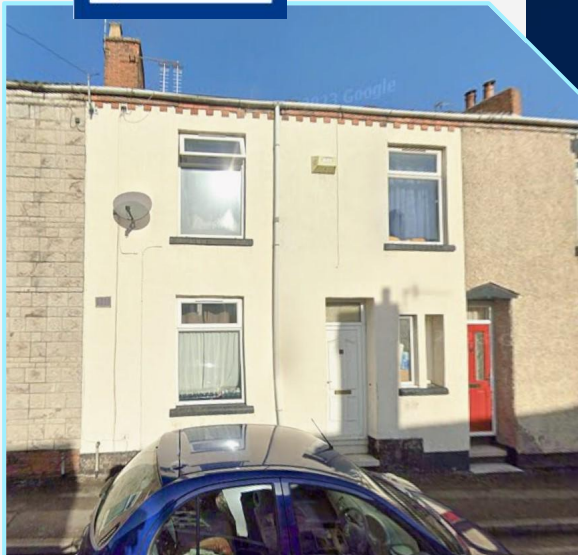
Rent currently agreed with tenant of **£420** per calendar month which calculates to a **4.8%** Gross Yield for investors.

This property has a potential to rent for **£907** which would provide the investor a Gross Yield of **10.4%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Little Hallam Lane,
Ilkeston, DE7

228946240

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £420

Market Rent: £907

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£105,000

10% Deposit (£5,000 Minimum) **£10,500**

Buyers Premium **£6,000**

Paid On Accepted Bid **£16,500**

Purchase Balance **£94,500**

SDLT Charge **£5,250**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£100,750**

Your total all in costs would be ~£100,750 after taxes and fees based on a purchase price of £105,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £189,950.



£189,950

3 bedroom end of terrace house for sale

+ Add to report

Greenwood Avenue, Ilkeston

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Sep 2025 to 14 Aug 2026 (343 days) by Robert Ellis, Stapleford



£160,000

3 bedroom terraced house for sale

+ Add to report

Albany Street, Ilkeston, DE7

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Feb 2026 to 9 Sep 2026 (193 days) by TAUk, Covering Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our lettings team.



£1,100 pcm

3 bedroom semi-detached house

Brook Street, Ilkeston, Derbyshire, DE7

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jul 2026 to 3 Sep 2026 (58 days) by Whitegates, Ilkeston

+ Add to report



£1,075 pcm

3 bedroom end of terrace house

Brook Street, Ilkeston

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Aug 2026 to 22 Aug 2026 (1 days) by Burchell Edwards Lettings, Ilkeston

+ Add to report



Little Hallam Lane, Ilkeston, DE7

PROPERTY ID: 228946240

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.