LET PROPERTY PACK

INVESTMENT INFORMATION

School Street, Swadlincote,
DE11

229575759

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in School Street, Swadlincote, DE11

Get instant cash flow of **£0** per calendar month with a **0.0%** Gross Yield for investors.

This property has a potential to rent for **£663** which would provide the investor a Gross Yield of **8.4%** 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...



School Street,
Swadlincote, DE11

229575759

Property Key Features

- 1 Bedroom
- 1 Bathroom
- Spacious Rooms
- Close proximity to valuable amenities
- Factor Fees: £0.00
- Ground Rent: FREEHOLD
- Lease Length: FREEHOLD
- Market Rent: £663

Lounge







Kitchen





Bedrooms







Bathroom





Exterior







Initial Outlay



Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 95,000.00

25% Deposit	**£23,750.00**
ADS @ 8%	**[Field - ADS @ 8%]**
LBTT Charge	**[Field - LBTT Charge]**
Legal Fees	**£1,000.00**
Total Investment	**£29,500.00**

Projected Investment Return



The potential market rent of this property is currently set at £663 per calendar month

Returns Based on Rental Income	**£663**
Mortgage Payments on £71,250.00 @ 5%	**£296.88**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**FREEHOLD**
Letting Fees	**£66.30**
Total Monthly Costs	**£378.18**
Monthly Net Income	**£284.83**
Annual Net Income	**£3,417.90**
Net Return	**11.59%**

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£2,091.90**
Net Return	**7.09%**

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

Annual Net Income Adjusted To	**£1,992.90**
Net Return	**6.76%**

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 £129,000.



£129,000

1 bedroom flat for sale

+ Add to report

Middle Close, Swadlincote, DE11

CURRENTLY ADVERTISED

Marketed from 27 Aug 2025 by Let Property Sales & Management, Glasgow



£110,000

1 bedroom flat for sale

+ Add to report

Coppice House, Donington Drive, Woodville, Swadlincote, Derbyshire, DE11

NO LONGER ADVERTISED SOLD STC

Marketed from 11 Mar 2026 to 23 Jul 2026 (134 days) by Newton Fallowell, Burton on Trent

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £665 based on the analysis carried out by our letting team at **Let Property Management**.



£665 pcm

1 bedroom flat

+ Add to report

Harmony House, Burton-on-Trent, DE14

NO LONGER ADVERTISED

Marketed from 19 Aug 2024 to 7 Nov 2024 (79 days) by Emoov, Chelmsford



£665 pcm

1 bedroom apartment

+ Add to report

High Street, Burton-On-Trent, Staffordshire, DE14

NO LONGER ADVERTISED LET AGREED

Marketed from 23 Jul 2024 to 24 Oct 2024 (93 days) by Leef Property Management Ltd, Warrington

Current Tenant Profile

As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

- Tenancy Agreement in place: **None**
- Standard Tenancy Agreement In Place: **None**
- Fully compliant tenancy: **VACANT**

  Fully compliant tenancy including EICR & Gas Safety in order

- Current term of tenancy: **VACANT**
- Payment history: **VACANT**

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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School Street, Swadlincote, DE11

PROPERTY ID: 229575759

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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