LET PROPERTY PACK

INVESTMENT INFORMATION

Market Place, Askern,
Doncaster, DN6

229432641

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Market Place, Askern, Doncaster, DN6

Get instant cash flow of **£1,090** per calendar month with a **10.8%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



Market Place, Askern, Doncaster, DN6

229432641

Property Key Features

A Portfolio of Flat and Commercial Space

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,090

Primary Business Spaces







Bathroom





Exterior


TOP STYLE BARBER
BEL SOL


TOP STYLE BARBER


TOP STYLE BARBER
BEL SOL

Initial Outlay



Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	**£30,250.00**
SDLT Charge	**£6,050**
Legal Fees	**£1,000.00**
Total Investment	**£37,300.00**

Projected Investment Return



The monthly rent of this property is currently set at £1,090 per calendar month but the potential market rent is £ 1,090

Returns Based on Rental Income	£1,090
Mortgage Payments on £90,750.00 @ 5%	£378.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£109.00
Total Monthly Costs	£502.13
Monthly Net Income	£587.88
Annual Net Income	£7,054.50
Net Return	18.91%

Our industry leading letting agency **Let Property Management** 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	**£4,874.50**
Net Return	**13.07%**

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

Annual Net Income Adjusted To	**£5,239.50**
Net Return	**14.05%**

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 £284,995.



£284,995

3 bedroom detached house for sale

High Street, Askern, DN6

CURRENTLY ADVERTISED

Marketed from 5 May 2026 by AVARI HOMES LTD



£274,995

3 bedroom detached house for sale

High Street, Askern, DN6

CURRENTLY ADVERTISED

Marketed from 8 Sep 2026 by AVARI HOMES LTD

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

5 bedroom detached house

The Fairmont, Askern, Doncaster, DN6 0ER

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Sep 2026 to 26 Oct 2026 (38 days) by My Property Store, Doncaster



£1,084 pcm

3 bedroom semi-detached house

Millside Lakes, Askern, Doncaster, DN6

NO LONGER ADVERTISED

Marketed from 5 Aug 2026 to 13 Aug 2026 (8 days) by Homenow, Crown Gardens

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **4 years+**
- Payment history: **On time for length of tenancy**

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.



www.letproperty.co.uk

Market Place, Askern, Doncaster, DN6

229432641

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