

LET PROPERTY PACK

INVESTMENT INFORMATION

Mill Point, Rowditch Place,
Derby, DE22

219299431

 www.letproperty.co.uk





Property Description

Our latest listing is in Mill Point, Rowditch Place, Derby, DE22

Get instant cash flow of **£750** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£805** which would provide the investor a Gross Yield of **8.8%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Mill Point, Rowditch
Place, Derby, DE22

219299431



Property Key Features

2 bedrooms

2 bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £98.00 pm

Ground Rent: £21.00 pm

Lease Length: 105 years

Current Rent: £750

Market Rent: £805

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 805



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



Returns Based on Rental Income	£750	£805
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£98.00	
Ground Rent	£21.00	
Letting Fees	£75.00	£80.50
Total Monthly Costs	£552.75	£558.25
Monthly Net Income	£197.25	£246.75
Annual Net Income	£2,367.00	£2,961.00
Net Return	6.96%	8.71%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,351.00**
Adjusted To

Net Return **3.97%**

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



Annual Net Income **£1,563.00**
Adjusted To

Net Return **4.60%**

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 £160,000.

 £160,000	<h3>2 bedroom apartment for sale</h3> <p>Albany Road, Derby</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 12 May 2023 to 1 Jul 2023 (50 days) by Ashley Adams, Derby</p>
 £120,000	<h3>2 bedroom apartment for sale</h3> <p>Great Willow Court, Derby</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 24 Apr 2025 by Hannells Estate Agents, Mickleover</p>

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom property

Great Willow Court, Derby, DE22 3LW

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Dec 2025 to 6 Jan 2026 (22 days) by Frank Innes Lettings, Derby



£900 pcm

2 bedroom house

Bishops Green, Derby, DE22 3FX

NO LONGER ADVERTISED






LET AGREED

Marketed from 5 Feb 2026 to 2 Mar 2026 (25 days) by Frank Innes Lettings, Derby

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: **2 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  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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