

LET PROPERTY PACK

INVESTMENT INFORMATION

Whitaker Street, Derby
DE23 8FD

228561583

 www.letproperty.co.uk





Property Description

Our latest listing is in Whitaker Street, Derby DE23 8FD

Get instant cash flow of **£735** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£840** which would provide the investor a Gross Yield of **10.1%** 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...



Whitaker Street, Derby
DE23 8FD

228561583



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £735

Market Rent: £840

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 100,000.

ASSUMED PURCHASE PRICE

£ 100,000.00

SDLT Charge £5,000

Legal Fees £1,000

Total Investment £106,000

Projected Investment Return



The monthly rent of this property is currently set at £735 per calendar month but the potential market rent is

£ 840



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



Returns Based on Rental Income	£735	£840
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£73.50	£84.00
Total Monthly Costs	£88.50	£99.00
Monthly Net Income	£646.50	£741.00
Annual Net Income	£7,758.00	£8,892.00
Net Return	7.32%	8.39%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,212**
Adjusted To

Net Return **6.80%**



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 £150,000.



£150,000

3 bedroom terraced house for sale

+ Add

Madeley Street, Normanton

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Oct 2025 to 31 Mar 2026 (175 days) by Hannells Estate Agents, Littleover



£140,000

3 bedroom terraced house for sale

Crewe Street, Derby

NO LONGER ADVERTISED

SOLD STC

Marketed from 24 Apr 2022 to 15 Nov 2022 (205 days) by haart, Derby

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,360 based on the analysis carried out by our letting team at **Let Property Management**.



£1,360 pcm

3 bedroom house

Erasmus Drive, Derby, DE1

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jun 2026 to 15 Jul 2026 (33 days) by Leaders Lettings, Derby



£1,300 pcm

3 bedroom house

Erasmus Drive, Derby

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jul 2026 to 15 Jul 2026 (1 days) by Ashley Adams 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: **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.



www.letproperty.co.uk

Whitaker Street, Derby DE23 8FD

PROPERTY ID: 228561583

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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